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RESIDENTIAL REPORT

1365 Crescent Hills Dr
La Crescent, MN 55947

Ruth Olson
10/06/2026

Inspector
Aaron Slavey

Servicing MN & WI License #2986-106, MN RMEA-00114
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5

MAINTENANCE / COMMENT

5

RECOMMENDATION / IMPROVEMENT

SUMMARY

This summary page is provided for convenience and is not a substitute for reading the entire report and should not be relied upon as the complete list for the client's reference.

5.5.1 Heating - Fireplaces: Maintenance - Needs Servicing/Cleaning
6.1.1 Cooling - Cooling Equipment: Insulation Missing or Damaged
6.1.2 Cooling - Cooling Equipment: Air Conditioner - Not Operable
8.5.1 Electrical - Lighting Fixtures, Switches & Receptacles: Unknown Switch
8.8.1 Electrical - Carbon Monoxide Detectors: Add Additional
10.2.1 Interior - Floors: Damaged (General)
18.3.1 Bathroom 3 - Electrical & Other: GFCI Not Operable
23.3.1 Kitchen - Electrical & Other: GFCI Not Operable
23.5.1 Kitchen - Refrigerator: Ice Maker & Water - Not Tested
23.6.1 Kitchen - Range/Oven/Cooktop: Exhaust Fan Inoperable

1: INSPECTION DETAILS

		IN/S	NI	NP	O
1.1	General	X			
1.2	Inspector Notes	X			

IN/S = Inspected / Satisfactory NI = Not Inspected NP = Not Present O = Observations

Information

General: In Attendance
Client, Home Owner, Inspector

General: Temperature (approximate)
57 Fahrenheit (F)

General: Type of Building
Single Family

General: Weather Conditions
Clear

General: Overview

Inspection Overview

Thank You for choosing Integri-Spec Home Inspections to perform your complete home inspection. The goal of this inspection and report is to put you in a better position to make an informed real estate decision. This report is a general guide and provides you with some objection information to help you make your own evaluation of the overall condition of the home and is not intended to reflect the value of the property, or to make any representation as to the advisability of purchase. Not all improvements, defects or hazards will be identified during this inspection. Unexpected repairs should still be anticipated.This inspection is not a guarantee or warranty of any kind. Integri-Spec endeavors to perform all inspections in substantial compliance with InterNACHI s Standards of Practice or if applicable Standards of Practice as set forth by the State of Wisconsin. Please refer to the pre-inspection contract for a full explanation of the scope of the inspection. There may be comments made in this report that exceed the required reporting of the WI Standards of Practice, these comments (if present) were made as a courtesy to give you as much information as possible about the home. Exceeding the Standards of Practice will only happen when I feel I have the experience, knowledge, or evidence to do so. There should be no expectation that the Standards of Practice will be exceeded throughout the inspection, and any comments made that do exceed the standards will be followed by a recommendation for further evaluation and repairs by applicable tradespeople.

This report contains observations of those systems and components that, in my professional judgement, were not functioning properly, significantly deficient, or unsafe. All items in this report that were designated for repair, replacement, maintenance, or further evaluation should be investigated by qualified tradespeople within the clients contingency period, to determine a total cost of said repairs and to learn of any additional problems that may be present during these evaluations that were not visible during a "visual only" Home Inspection.

This report is effectively a snapshot of the house recording the conditions on a given date and time. Home inspectors cannot predict future behavior, and as such, we cannot be responsible for things that occur after the inspection. If conditions change, we are available to revisit the property for an additional charge and update our report. Any oral statements made by the Inspector pertaining to Recommended Upgrades or any inclusion in the Inspection Report of information regarding Recommended Upgrades shall be deemed to be informational only and supplied as a courtesy to you and shall not be deemed to be an amendment to or waiver of any exclusions included in the "Home Inspection Agreement and Standards of Practice. Any and all recommendations for repair, replacement, evaluation and maintenance issues found should be evaluated by the appropriate trades contractors within the clients inspection contingency window or prior to closing. This report has been prepared for your exclusive use, as our client. No use by third parties is intended. We will not be responsible to any parties for the contents of the report, other than the part named herein. The report itself is copyrighted, and may not be used in whole or in part without Integri-Specs express written permission. Again, thanks very much for the opportunity to conduct this home inspection for you. We are available to you throughout the entire real estate transaction process. Should you have any questions, please call or email.

This inspection is NOT intended to be considered as a GUARANTEE OR WARRANTY, EXPRESSED OR IMPLIED, regarding the operation, function, or future reliability of the home and its components. AND IT SHOULD NOT BE RELIED ON AS SUCH. This report is only supplemental to the Sellers Disclosure and Pest (WDI) Inspection Report and should be used alongside these documents, along with quotes and advice from the tradespeople recommended in this report to gain a better understanding of the condition of the home and expected repair costs. Some risk is always involved when purchasing a property and unexpected repairs should be anticipated, as this is unfortunately, a part of home ownership. One Year Home Warranties are sometimes provided by the sellers, and are highly recommended as they may cover future repairs on major items and components of the home. If a warranty is not being provided by the seller(s), your Realtor can advise you of companies who offer them.

Comment Key

Inspected / Satisfactory - I visually observed the item, component or unit and if no other comments were made then it appeared to be functioning as intended allowing for normal wear and tear.

Not Inspected - I did not inspect this item, component or unit and made no representations of whether or not it was functioning as intended and will state a reason for not inspecting.

Observations - The item, component or unit will require repair, replacement, is defective, not functioning as intended, shows signs of excessive wear/damage or needs further inspection by a qualified licensed professional or qualified specialist. Items, components or units that can be repaired to satisfactory condition may not need replacement.

This report divides deficiencies into three categories; Major Concern / Safety Hazard (in red), Recommendation / Improvement (in orange), and Maintenance / Comment Items (colored in blue). Safety Hazards or Concerns will be listed in the Red or Orange categories depending on their perceived danger, but should always be addressed ASAP.

MAJOR CONCERN / SAFETY HAZARD

Items or components that were not functional, represent a serious safety concern, and/or may require a major expense to correct. Items categorized in this manner require further evaluation and repairs or replacement as needed by a Qualified Contractor prior to the end of your contingency period.

RECOMMENDATION / IMPROVEMENT

Items or components that were found to include a safety hazard, or a functional or installation related deficiency. These items may have been functional at the time of inspection, but this functionality may be impaired, not ideal, and/or the defect may lead to further problems (most defects will fall into this categorization). Repairs or replacement is recommended to items categorized in this manner for optimal performance and/or to avoid future problems or adverse conditions that may occur due to the defect, prior to the end of your contingency period. Items categorized in this manner typically require repairs from a Handyman or Qualified Contractor and are not considered routine maintenance or DIY repairs.

MAINTENANCE / COMMENT

This categorization will include items or components that may need minor repairs which may improve their functionality, and/or found to be in need of recurring or basic general maintenance. This categorization will also include FYI items that could include observations, important information, limitations, recommended upgrades to items, areas, or components, as well as items that were nearing, at, or past the end of their typical service life, but were in the opinion of the inspector, still functional at the time of inspection. Major repairs or replacement should be anticipated, and planned for, on any items that are designated as being past, or at the end of their typical life. These repairs or replacement costs can sometimes represent a major expense; i.e. HVAC systems, Water Heaters, Plumbing pipes, etc.

DEFECT"

“Defect” means a condition of any component of an improvement that a home inspector determines, on the basis of the home inspector's judgment on the day of an inspection, would significantly impair the health or safety of occupants of a property or that, if not repaired, removed, or replaced, would significantly shorten or adversely affect the expected normal life of the component of the improvement.

These categorizations are in my professional judgement and based on what I observed at the time of inspection. This categorization should not be construed as to mean that items designated as "Minor defects" or "Marginal Defects" do not need repairs or replacement. The recommendations in each comment is more important than its categorization. Due to your perception, opinions, or personal experience you may feel defects belong in a different category, and you should feel free to consider the importance you believe they hold during your purchasing decision. Once again, it's the "Recommendations" in the text of the comment pertaining to each defect that is paramount, not its categorical placement.

Sincerely,

Aaron Slavey

Owner/Certified & Licensed Professional Inspector

Integri-Spec LLC

Mobile: 507-458-4566

aaron@integrispecinspections.com

www.integrispecinspections.com

General: Limitations

Inspection Limitations

ITEMS NOT INSPECTED

Not reported on are the causes of the need for a repair; The methods, materials, and costs of corrections; The suitability of the property for any specialized use; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; The insurability of the structure or any of its items or components, Any component or system that was not observed; Calculate the strength, adequacy, design, or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility.

Lastly a home inspection does not address environmental concerns such as, but not limited to: Asbestos, lead, lead based paint, radon, mold, wood destroying insects or organisms (termites, etc), cockroaches, rodents, pesticides, fungus, treated lumber, Chinese drywall, mercury, or carbon monoxide.

CONTRACTORS / FURTHER EVALUATION

It is recommended that licensed professionals be used for repair issues as it relates to the comments in this report, and copies of receipts are kept for warranty purposes. The use of the term "Qualified Person" in this report relates to an individual, company, or contractor whom is either licensed or certified in the field of concern. If I recommend evaluation or repairs by contractors or other licensed professionals, it is possible that they will discover additional problems since they will be invasive with their evaluation and repairs. Any listed items in this report concerning areas reserved for such experts should not be construed as a detailed, comprehensive, and/or exhaustive list of problems, or areas of concern.

CAUSES of DAMAGE / METHODS OF REPAIR

Any suggested causes of damage or defects, and methods of repair mentioned in this report are considered a professional courtesy to assist you in better understanding the condition of the home, and in my opinion only from the standpoint of a visual inspection, and should not be wholly relied upon. Contractors or other licensed professionals will have the final determination on the causes of damage/deficiencies, and the best methods of repairs, due to being invasive with their evaluation. Their evaluation will supersede the information found in this report.

General: Perspective

Locations

For the purpose of this report, all directional references (Left, Right, Front, Back) are based on when facing the front of the structure as depicted in the cover image above.

General: Use Of Photos

Photos

Your report includes many photographs. Some pictures are intended as a courtesy and are added for your information. Some are to help clarify where the inspector has been, what was looked at, and the condition of the system or component at the time of the inspection. Some of the pictures may be of deficiencies or problem areas, these are to help you better understand what is documented in this report and may allow you to see areas or items that you normally would not see. Not all problem areas or conditions will be supported with photos.

General: Occupancy

Furnished, Occupied

For furnished homes, access to some items such as electrical outlets, windows, wall/floor surfaces and cabinet interiors can be restricted by furniture and/or personal belongings. These items are limitations of the inspection and these items may be concealed defects.

General: Definitions

Explained

All comments by the inspector should be considered before purchasing this home. Any findings / comments that are listed under "Safety / Major" by the inspector suggests a second opinion or further inspection by a qualified contractor prior to the end of your contingency period. All costs associated with further inspection fees and repair or replacement of item, component or unit should be considered before you purchase the property.

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Limitations

General

PERSONAL BELONGINGS

At the time of inspection home was full of personal belongings which prevented access and visibility to most of the entire home. Plan for unexpected and hidden defects.

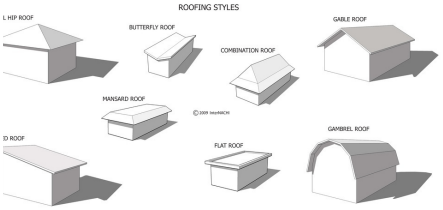
2: ROOF

		IN/S	NI	NP	O
2.1	General	X			
2.2	Coverings	X			
2.3	Roof Drainage Systems	X			
2.4	Flashings		X		
2.5	Skylights, Chimneys & Other Roof Penetrations	X			

IN/S = Inspected / Satisfactory NI = Not Inspected NP = Not Present O = Observations

Information

General: Roof Type/Style
Combination



Coverings: Layers
1+ Layer

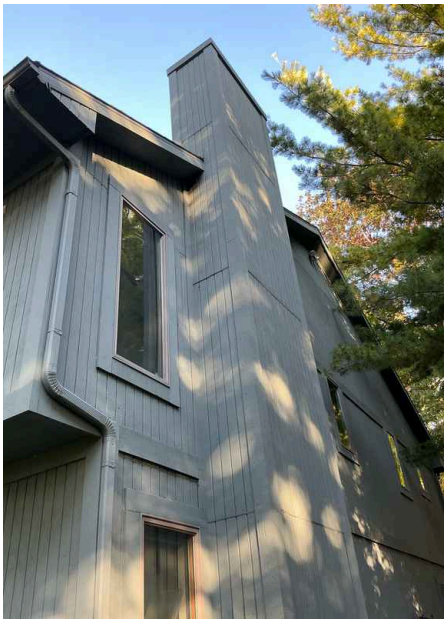
Coverings: Pitch
Medium

Roof Drainage Systems: Gutter Material
Metal/Aluminum

Flashings: Material
Not Visible

Skylights, Chimneys & Other Roof Penetrations: Inspection Method
Ground, Roof

Skylights, Chimneys & Other Roof Penetrations: Chimney Material
Framed



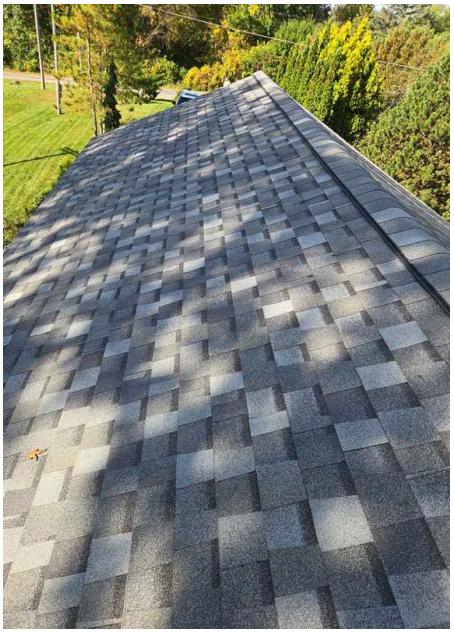
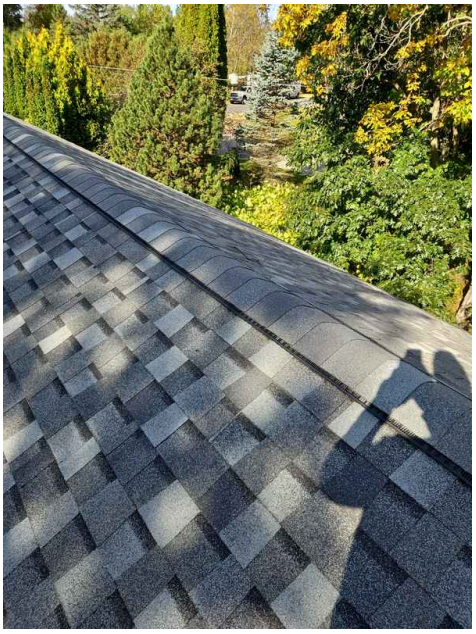
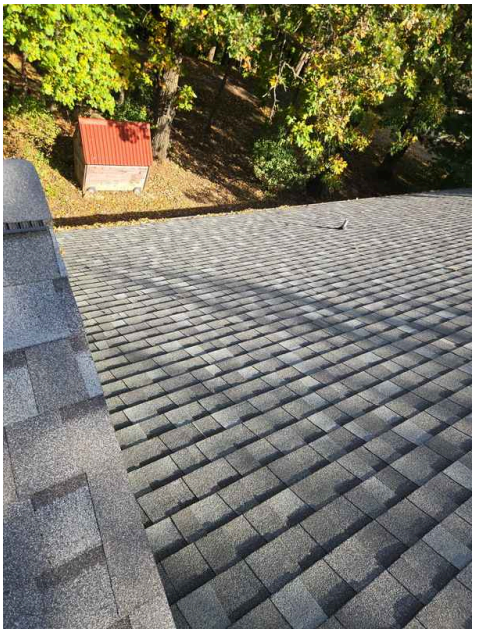
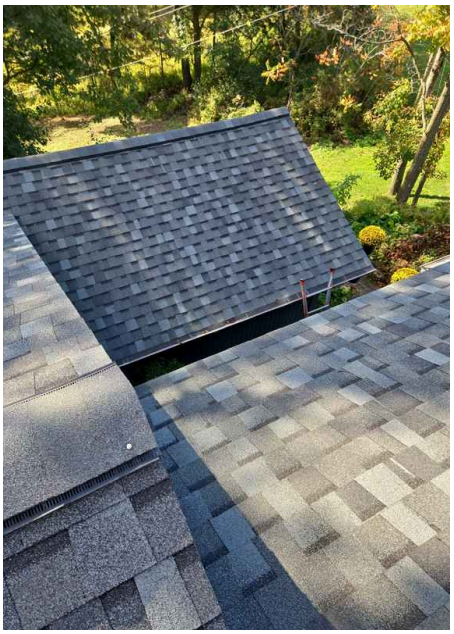
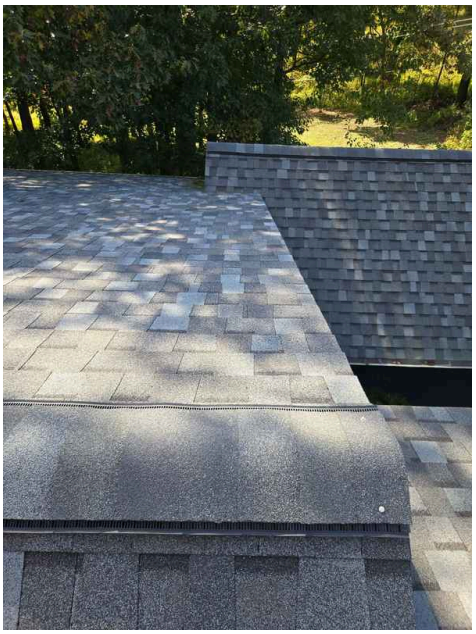
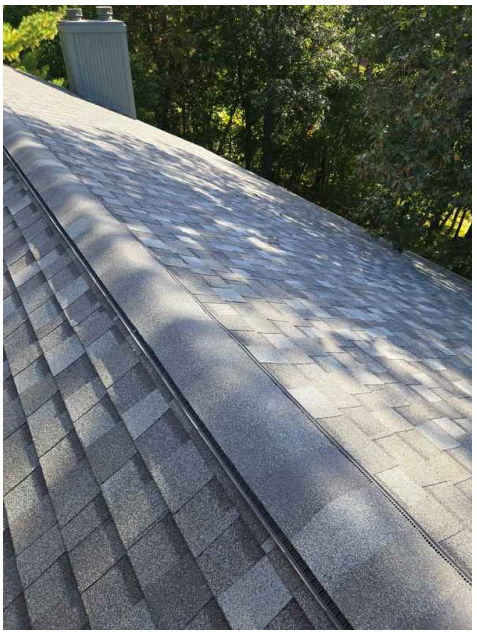
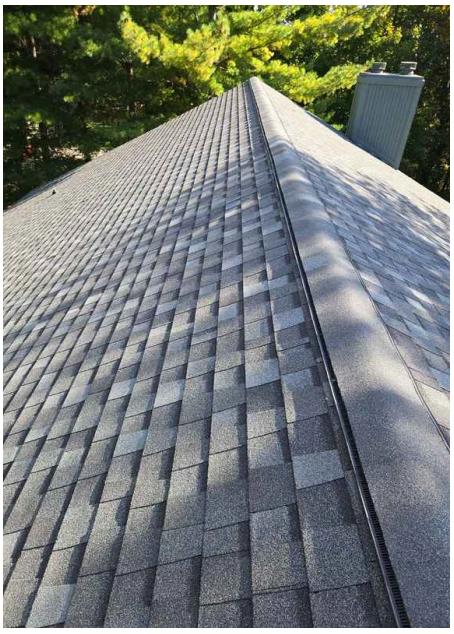
General: Inspection Method

Roof

The inspection of the roof and its covering material is limited to the conditions on the day of the inspection only. The roof covering material, visible portions of the roof structure from within the attic (if applicable), and interior ceilings, were inspected looking for indications of current or past leaks. Future conditions and inclement weather may reveal leaks that were not present at the time of inspection. Any deficiencies noted in this report with the roof covering or indications of past or present leaks should be evaluated and repaired as needed by a licensed roofing contractor. The protrusions are also looked at from the attic (if accessible), to look for signs of leaks, etc.

Coverings: Material

Asphalt

Roof Drainage Systems: Underground Drainage

Gutters drained underground. Recommend to monitor condition of drainage to ensure water discharges to exterior/daylight.

Limitations

Flashings

NOT VISIBLE

Roof flashing was not visible due to roofing materials installed.

3: EXTERIOR

		IN/S	NI	NP	O
3.1	Siding, Flashing & Trim	X			
3.2	Exterior Doors	X			
3.3	Windows	X			
3.4	Walkways, Patios & Driveways	X			
3.5	Decks, Balconies, Porches & Steps	X			
3.6	Eaves, Soffits & Fascia	X			
3.7	Vegetation, Grading, Drainage & Retaining Walls	X			

IN/S = Inspected / Satisfactory NI = Not Inspected NP = Not Present O = Observations

Information

Siding, Flashing & Trim: Trim Material
Wood

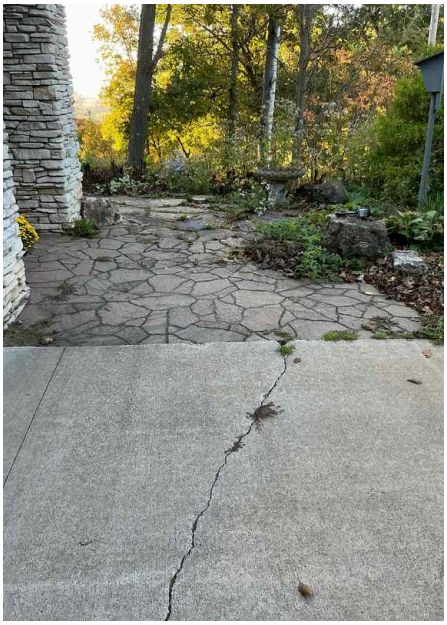
Windows: Window Type
Casement, Fixed

Windows: Window Material
Aluminum/Vinyl Clad

Walkways, Patios & Driveways: Walkway Material
Concrete, Stone

Decks, Balconies, Porches & Steps: Porch
None

Decks, Balconies, Porches & Steps: Patio
Stone





Eaves, Soffits & Fascia: Material

Steel/Metal/Aluminum, Wood



Siding, Flashing & Trim: Siding Material

Stone, Wood



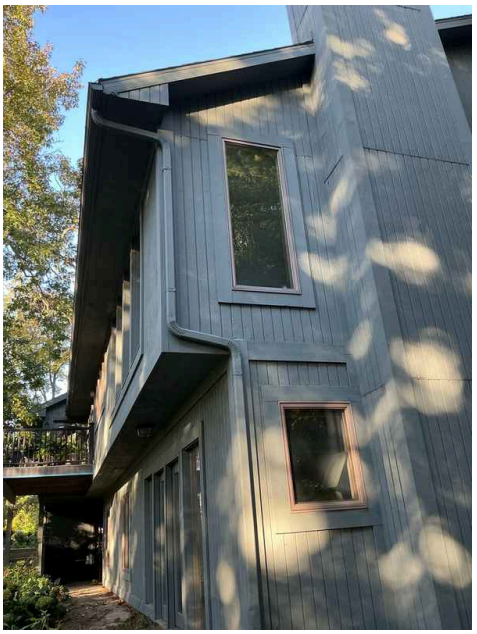












Exterior Doors: Exterior Entry Door

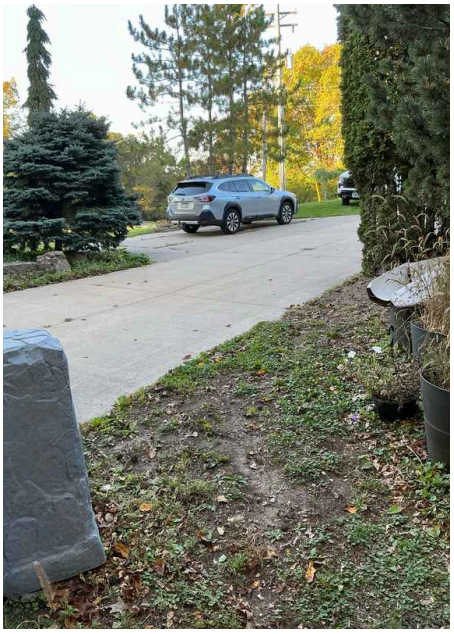
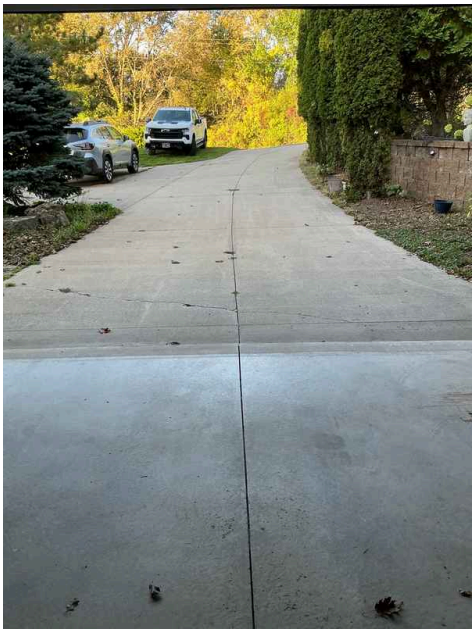
Steel, Aluminum/Vinyl Clad





Walkways, Patios & Driveways: Driveway Material

Concrete

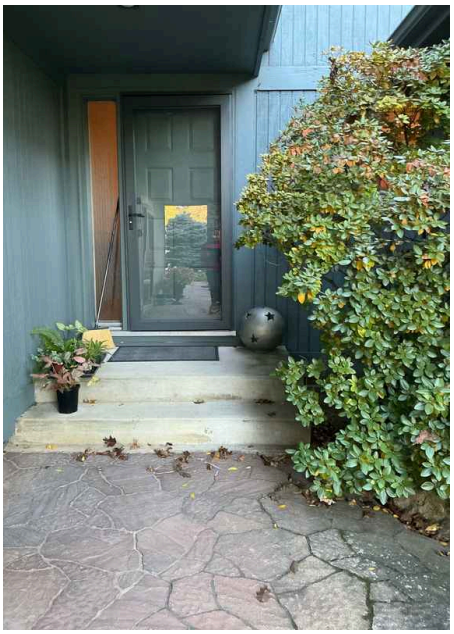
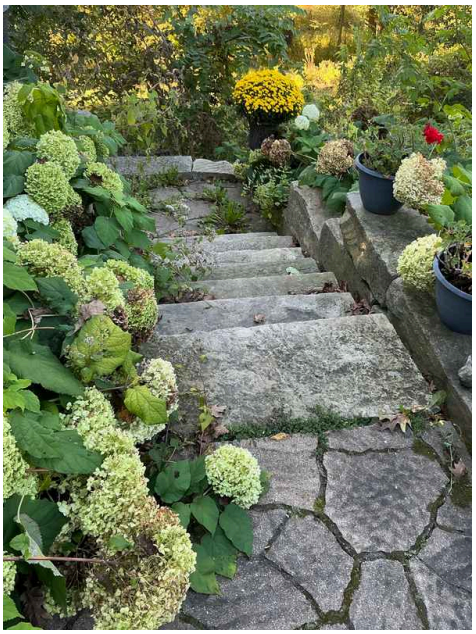
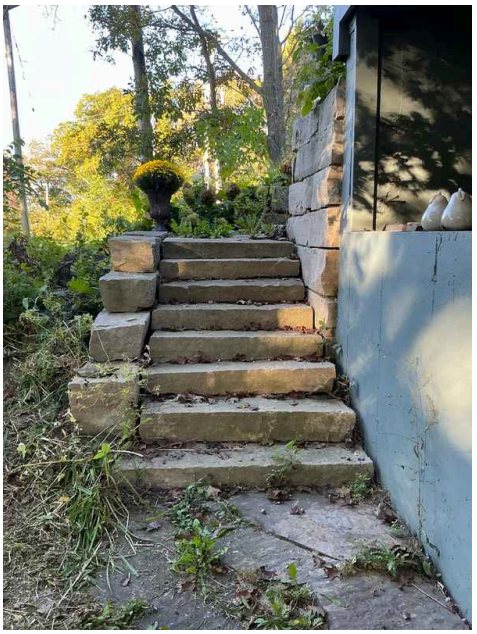



Walkways, Patios & Driveways: Materials Aging

Observed typical aging of materials at driveway. Recommend replacement as needed.

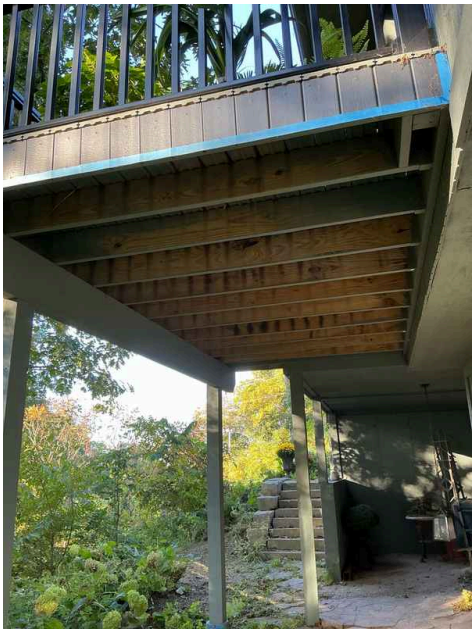
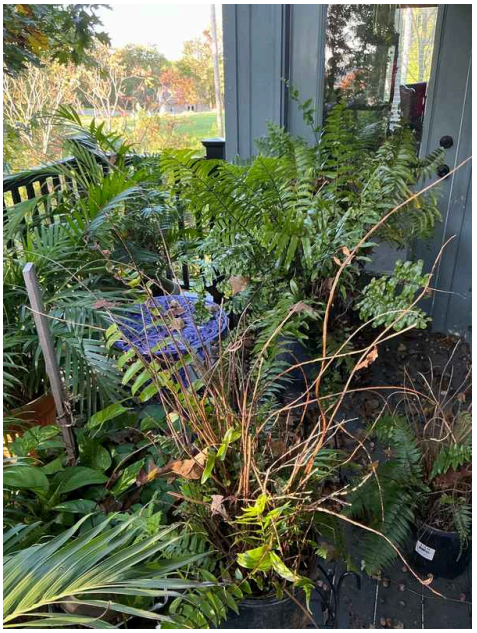
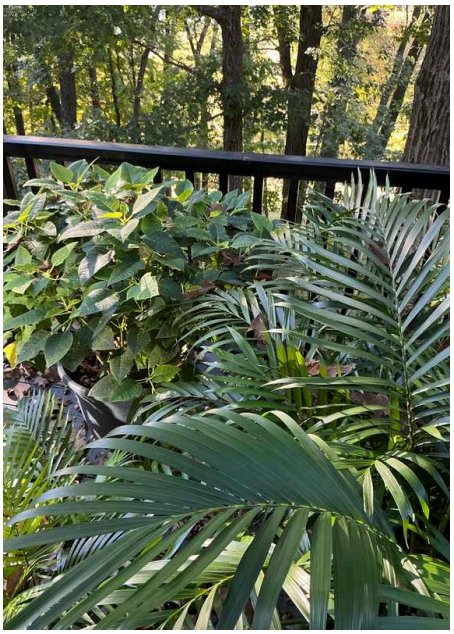
Decks, Balconies, Porches & Steps: Stoop/Steps

Concrete, Brick/Stone/Masonry

Decks, Balconies, Porches & Steps: Deck/Balcony

Composite

Vegetation, Grading, Drainage & Retaining Walls: General





4: BASEMENT, FOUNDATION, CRAWLSPACE & STRUCTURE

		IN/S	NI	NP	O
4.1	General	X	X		X
4.2	Foundation	X	X		X
4.3	Basements & Crawlspaces	X			

IN/S = Inspected / Satisfactory NI = Not Inspected NP = Not Present O = Observations

Information

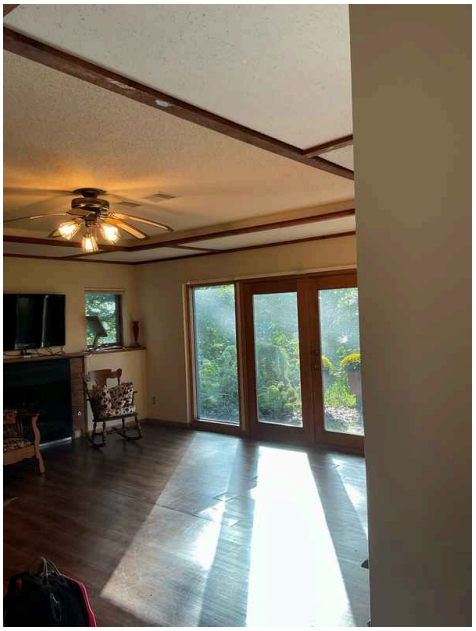
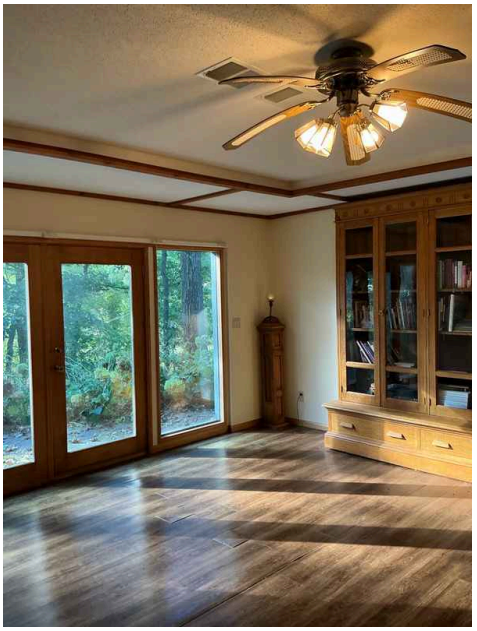
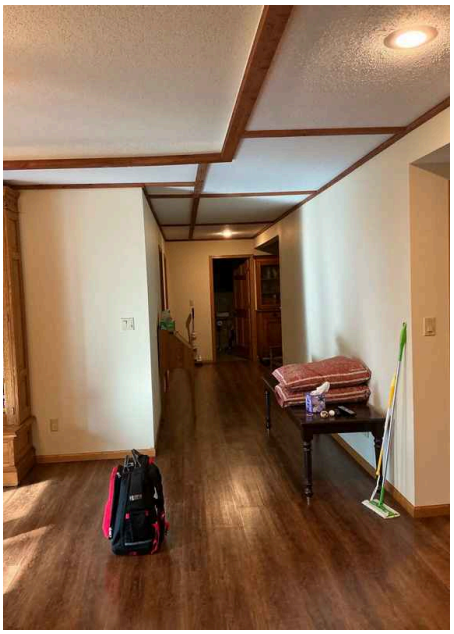
General: Flooring System
Not Visible, Joists

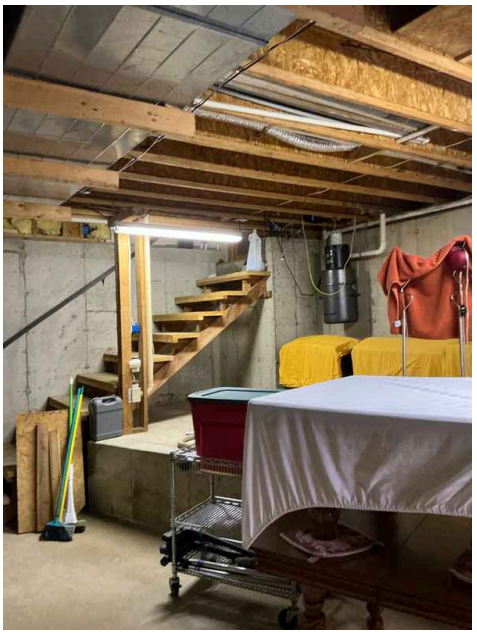
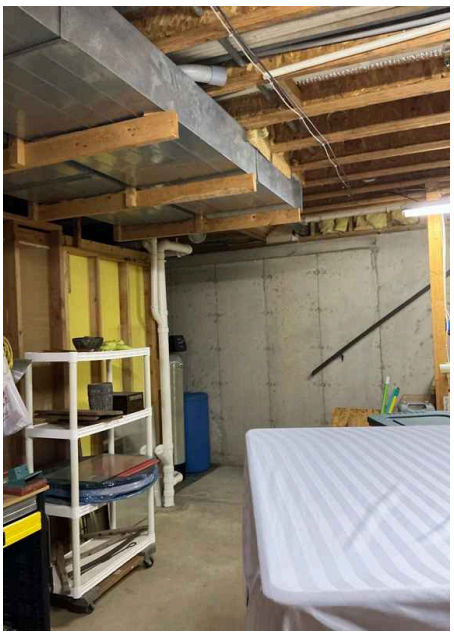
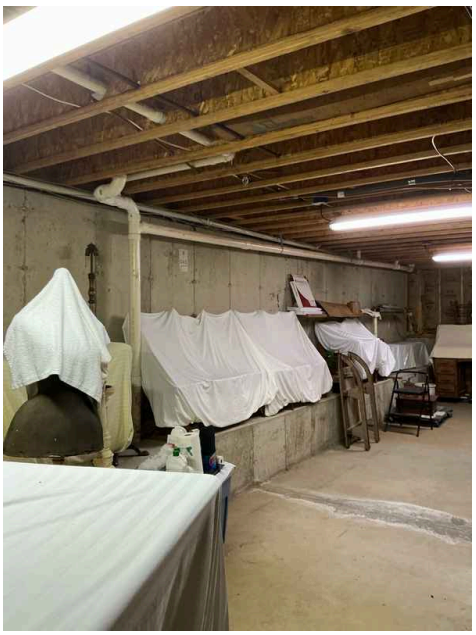
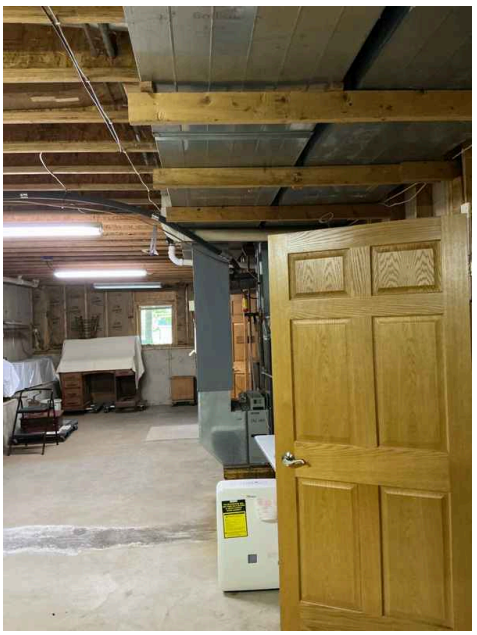
General: Columns
Not Visible

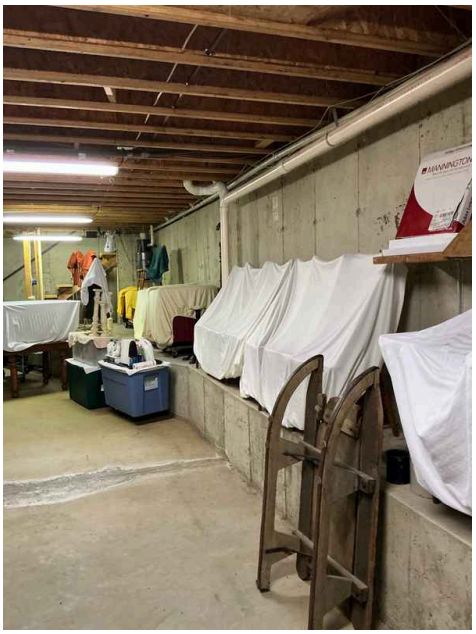
Foundation: Material
Concrete, Not Visible

Basements & Crawlspaces: Inspection Method
Within Basement

General: General


Limitations

General

INSULATED RIM JOISTS

Rim joist areas are insulated and/or finished and as a result are not visible. Defects/hazards/damage within these areas may exist but are not inspected or reported on due to limitations of visibility.

General

LIMITED VISIBILITY

Flooring/Framing system in areas was not visible due to finished wall, floor and ceiling coverings. Condition of framing structure not reported on in these covered/restricted viewing areas and excluded from the scope of inspection.

Foundation

NOT VISIBLE

Foundation in areas was not visible due to finished wall, floor and ceiling coverings. Condition of foundation not reported on in these covered/restricted viewing areas and excluded from the scope of inspection.

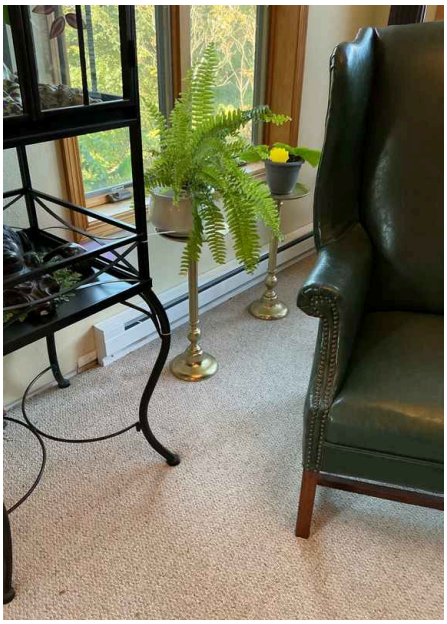
5: HEATING

		IN/S	NI	NP	O
5.1	Equipment	X			
5.2	Normal Operating Controls	X			
5.3	Distribution Systems	X			
5.4	Vents, Flues & Chimneys	X			
5.5	Fireplaces		X		X

IN/S = Inspected / Satisfactory NI = Not Inspected NP = Not Present O = Observations

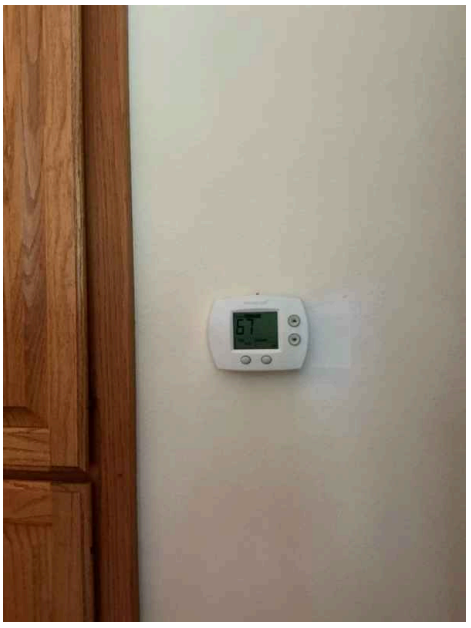
Information

Equipment: Heat Type
Electric Baseboard, Forced Air



Equipment: Energy Source
Electric, Natural Gas

Normal Operating Controls: Thermostat Location
First Floor



Distribution Systems: Ductwork
Non-insulated

Vents, Flues & Chimneys: General

Fireplaces: Type

Gas, Wood

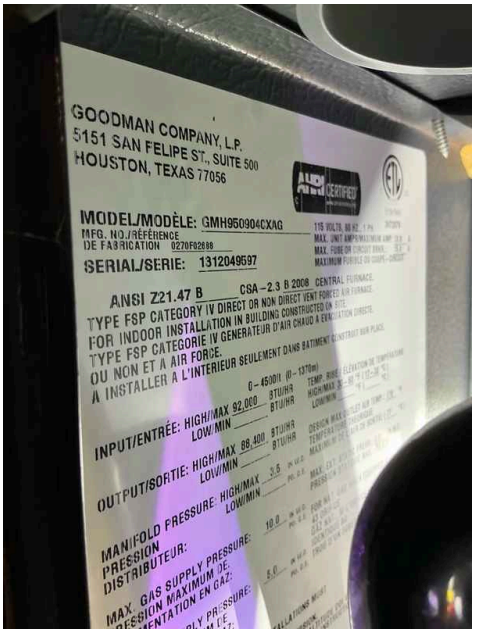


Equipment: Brand

Goodman





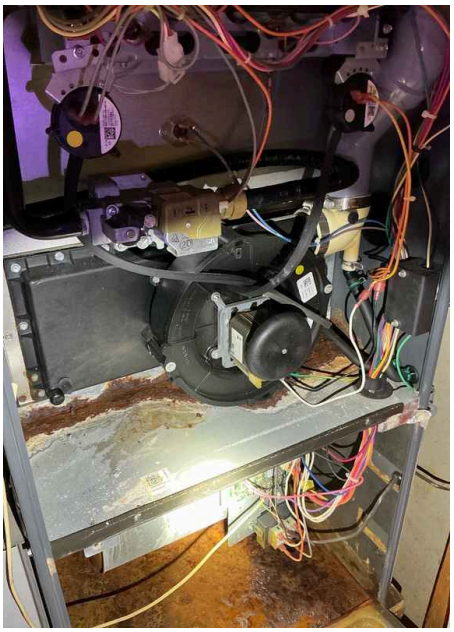


Equipment: Air Filters

As part of home maintenance, it is important to replace filters as per manufacturer guidelines. Recommend replacement of air filters immediately after moving in so that you have knowledge as to the age/performance of the filter to ensure system is operating properly.

Equipment: **Corrosion/Rust Observed**

Observed corrosion/rust in furnace cabinet and around ac coil area. This may be from old condensation leakage or may be active. Recommend to monitor and consult with a qualified professional if needed.



Observations

5.5.1 Fireplaces

Maintenance / Comment

MAINTENANCE - NEEDS SERVICING/CLEANING

1ST FLOOR, BASEMENT

Fireplace should be cleaned and inspected prior to first use and not less than serviced annually as part of ongoing preventative maintenance. Recommend fireplace be inspected prior to closing to ensure satisfactory inspection results.



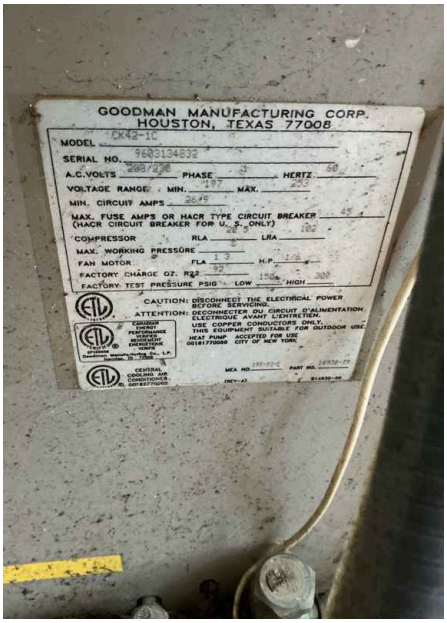
6: COOLING

		IN/S	NI	NP	O
6.1	Cooling Equipment	X			X
6.2	Normal Operating Controls	X			
6.3	Distribution System	X			

IN/S = Inspected / Satisfactory NI = Not Inspected NP = Not Present O = Observations

Information

Cooling Equipment: Brand
Goodman

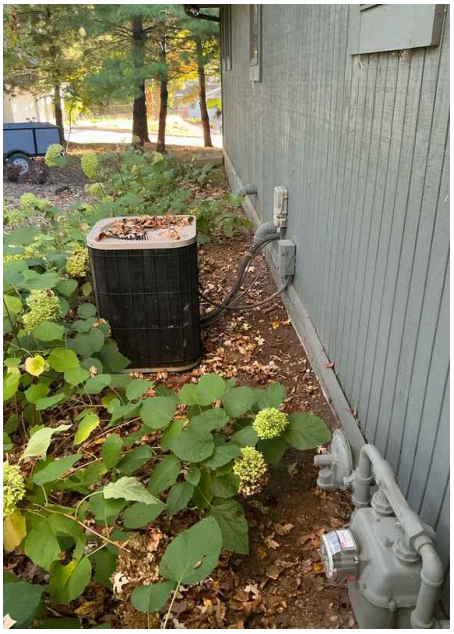


Normal Operating Controls: Thermostat Location
First Floor



Distribution System: Configuration
Central

Cooling Equipment: **Energy Source/Type**
Central Air Conditioner, Wall Unit





Observations

6.1.1 Cooling Equipment

Maintenance / Comment

INSULATION MISSING OR DAMAGED

Missing or damaged insulation on refrigerant line can cause energy loss and condensation. Recommend replacing as part of preventative home maintenance.



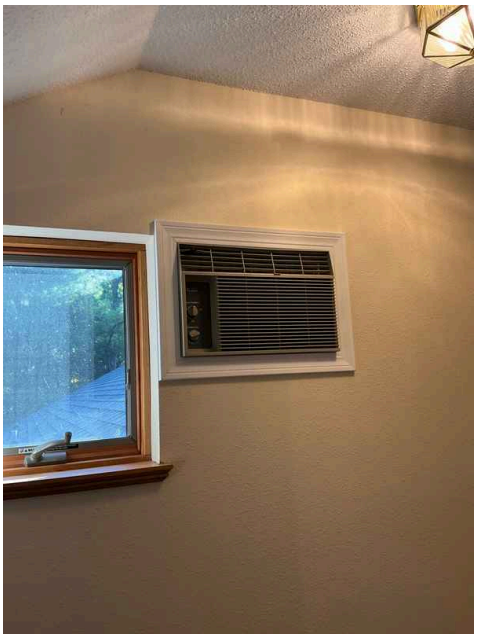
6.1.2 Cooling Equipment

Recommendation / Improvement

AIR CONDITIONER - NOT OPERABLE

2ND FLOOR

The air conditioner was not operable and didnt respond to thermostat controls. Recommend qualified professional review and repair as needed.



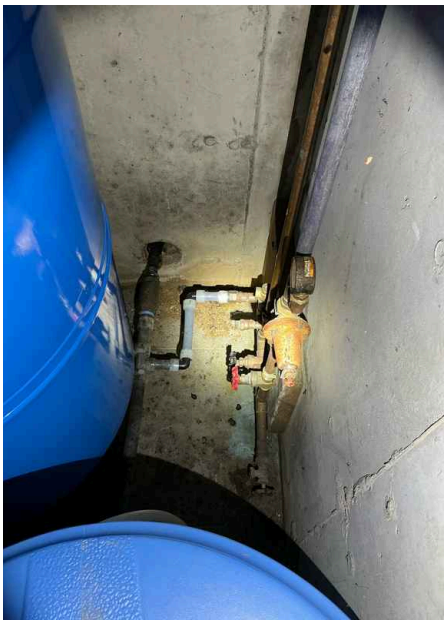
7: PLUMBING

		IN/S	NI	NP	O
7.1	General	X			
7.2	Main Water Shut-off Device	X			
7.3	Drain, Waste, & Vent Systems	X			
7.4	Water Supply, Distribution Systems & Fixtures	X			
7.5	Hot Water Systems, Controls, Flues & Vents	X			
7.6	Fuel Storage & Distribution Systems	X			
7.7	Sump Pump			X	

IN/S = Inspected / Satisfactory NI = Not Inspected NP = Not Present O = Observations

Information

General: Water Source
Private Well



Main Water Shut-off Device: Location
Basement

Water Supply, Distribution Systems & Fixtures: Water Supply Material
Plastic

Water Supply, Distribution Systems & Fixtures: Distribution Material
Copper, Pex

Hot Water Systems, Controls, Flues & Vents: Power Source/Type
Natural Gas

Hot Water Systems, Controls, Flues & Vents: Capacity
40 gallons

Hot Water Systems, Controls, Flues & Vents: Location
Basement

Fuel Storage & Distribution Systems: Fuel Line Material
Black Iron

Fuel Storage & Distribution Systems: Main Gas Shut-off Location

Gas Meter



Sump Pump: Location

N/A

Drain, Waste, & Vent Systems: Material

PVC



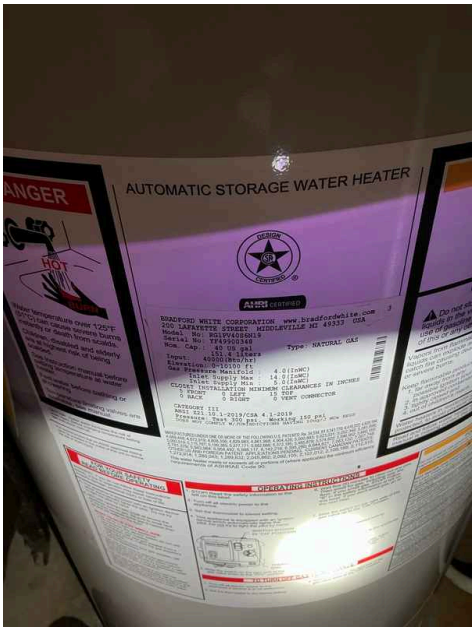


Hot Water Systems, Controls, Flues & Vents: Manufacturer

Bradford & White

I recommend flushing & servicing your water heater tank annually for optimal performance. Water temperature should be set to at least 120 degrees F to kill microbes and no higher than 130 degrees F to prevent scalding. Here is a nice maintenance guide from Lowe's to help.





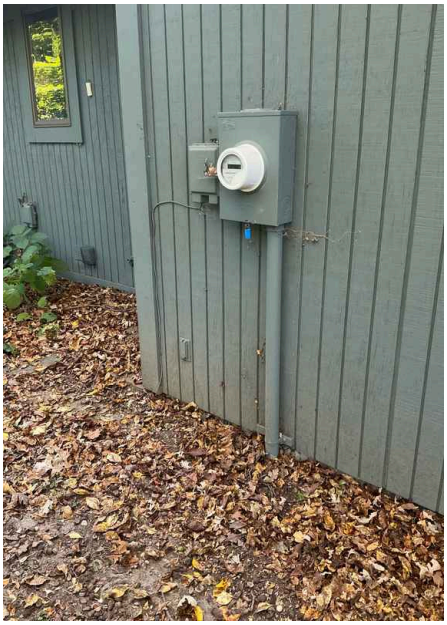
8: ELECTRICAL

		IN/S	NI	NP	O
8.1	General	X			
8.2	Service Entrance Conductors	X			
8.3	Main & Subpanels, Service & Grounding, Main Overcurrent Device	X			
8.4	Branch Wiring Circuits, Breakers & Fuses	X			
8.5	Lighting Fixtures, Switches & Receptacles	X			X
8.6	GFCI & AFCI	X			
8.7	Smoke Detectors	X			
8.8	Carbon Monoxide Detectors	X			X

IN/S = Inspected / Satisfactory NI = Not Inspected NP = Not Present O = Observations

Information

Service Entrance Conductors: Service Entrance
Underground



Service Entrance Conductors: Conductor Material
Copper

Main & Subpanels, Service & Grounding, Main Overcurrent Device: Main Panel Location
First Floor



Main & Subpanels, Service & Grounding, Main Overcurrent Device: Panel Amperage
200 AMP

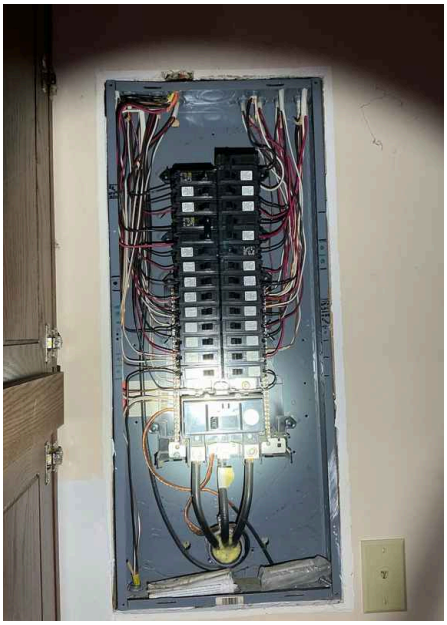
Main & Subpanels, Service & Grounding, Main Overcurrent Device: Panel Voltage
120/240

Main & Subpanels, Service & Grounding, Main Overcurrent Device: Panel Manufacturer
Square D

Main & Subpanels, Service & Grounding, Main Overcurrent Device: Panel Type
Circuit Breaker

Main & Subpanels, Service & Grounding, Main Overcurrent Device: Sub Panel Location
None

Branch Wiring Circuits, Breakers & Fuses: Branch Wiring
Copper



Branch Wiring Circuits, Breakers & Fuses: Wiring Method
Romex

GFCI & AFCI: General

Smoke Detectors: Present
2ND FLOOR, 1ST FLOOR, BASEMENT

Carbon Monoxide Detectors: Present
BASEMENT

Observations

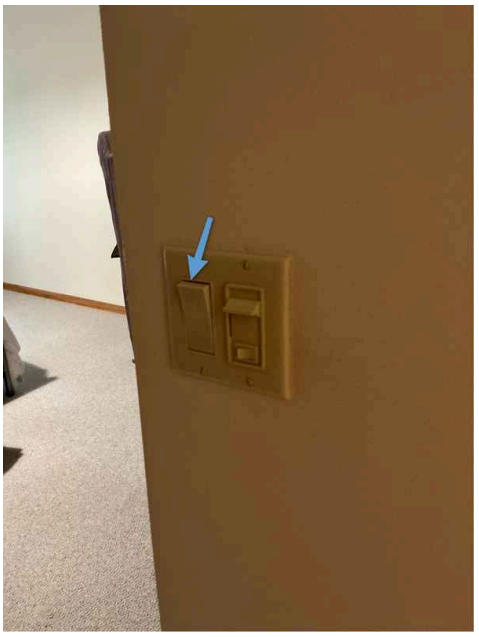
8.5.1 Lighting Fixtures, Switches & Receptacles

Maintenance / Comment

UNKNOWN SWITCH

MULTIPLE

Unable to determine what the switch operates. Recommend asking seller prior to closing.



8.8.1 Carbon Monoxide Detectors

Maintenance / Comment

ADD ADDITIONAL

1ST FLOOR

Recommend to add additional carbon monoxide detectors per local jurisdiction requirements to ensure highest level of safety throughout the building.

9: ATTIC, INSULATION & VENTILATION

		IN/S	NI	NP	O
9.1	General	X			
9.2	Attic Insulation	X			
9.3	Ventilation	X			
9.4	Exhaust Systems	X			

IN/S = Inspected / Satisfactory NI = Not Inspected NP = Not Present O = Observations

Information

Attic Insulation: **Approximate Depth Of Insulation**
11 Inches

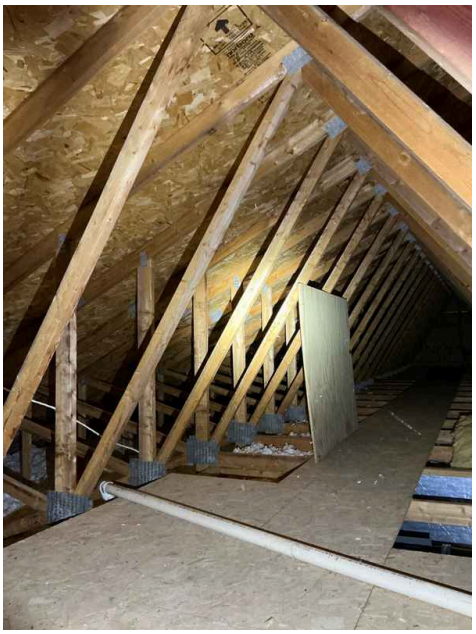
Ventilation: **Ventilation Type**
Gable Vents, Ridge Vents, Soffit Vents

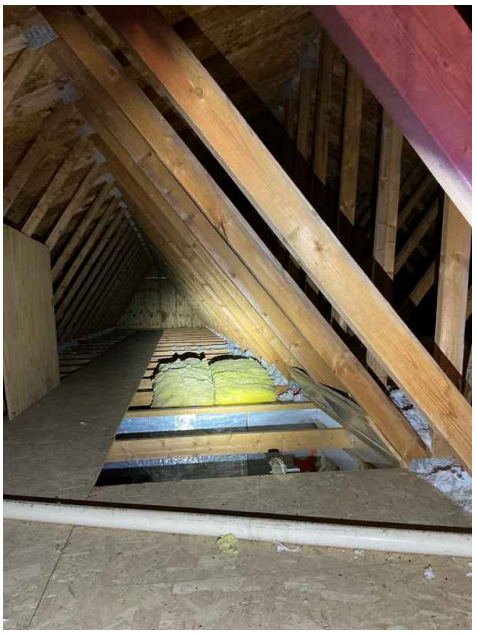
Exhaust Systems: **Exhaust Fans**
Fan Only

General: **Inspection Method**
Garage - Within The Attic, No Access Over Main Floor

Attics are navigated as best I can; levels of high insulation, HVAC ductwork, framing, and other factors can prevent physical and visual accessibility of some areas and items. Insulation is not moved or disturbed for visual accessibility of items. The inspection of this area is limited to visual portions only. Any areas that were not visible are excluded from this inspection.

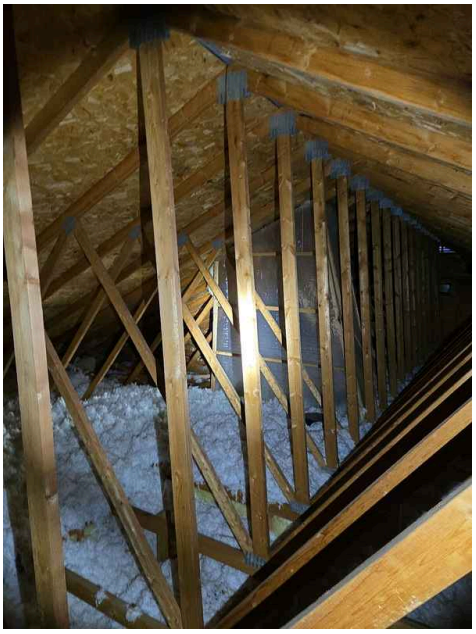
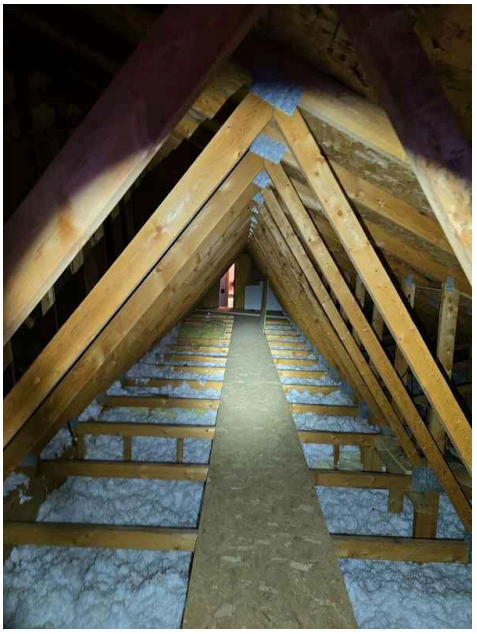
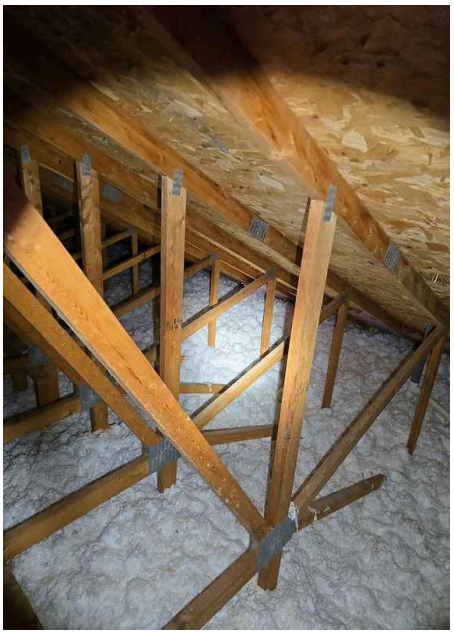






Attic Insulation: Insulation Type

Loose-fill

10: INTERIOR

		IN/S	NI	NP	O
10.1	Doors	X			
10.2	Floors	X			X
10.3	Walls	X			
10.4	Ceilings	X			
10.5	Steps, Stairways & Railings	X			
10.6	Countertops & Cabinets	X			

IN/S = Inspected / Satisfactory NI = Not Inspected NP = Not Present O = Observations

Information

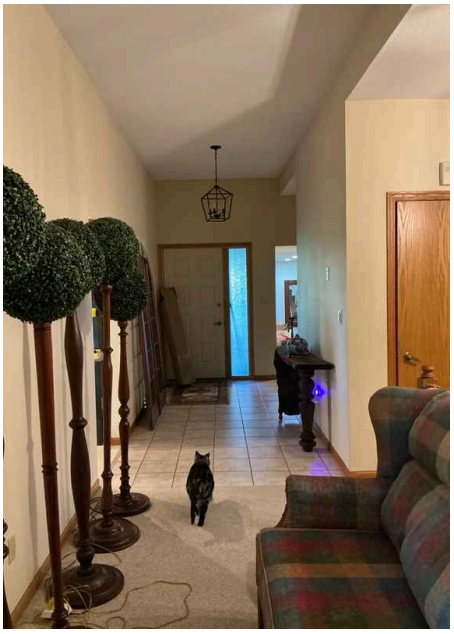
Walls: Wall Material
Wallpaper, Drywall/Plaster

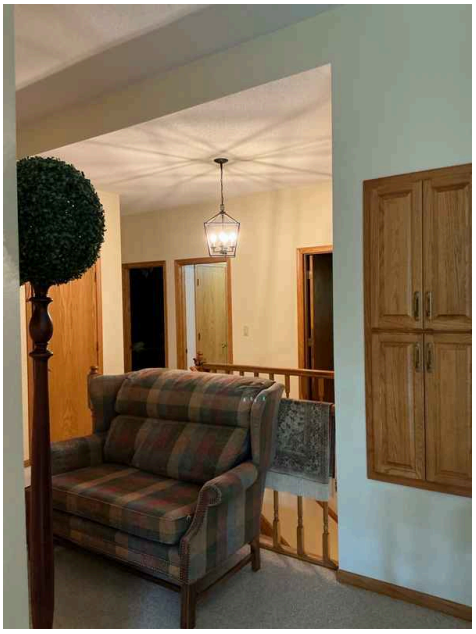
Ceilings: Ceiling Material
Drywall/Plaster

Countertops & Cabinets: Countertop Material
Unknown

Countertops & Cabinets: Cabinetry
Wood

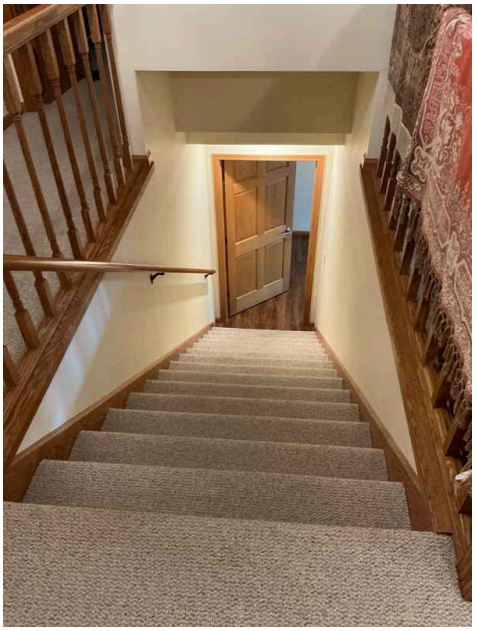
Floors: Floor Coverings
Carpet, Tile, Unknown Materials





Steps, Stairways & Railings: General





Observations

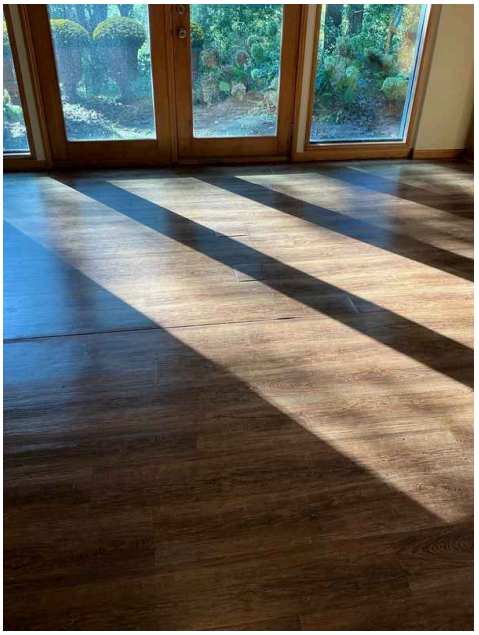
10.2.1 Floors

DAMAGED (GENERAL)

Recommendation / Improvement

BASEMENT

Damage to flooring. Recommend further evaluation.



11: BEDROOM

		IN/S	NI	NP	O
11.1	General	X			
11.2	Electrical	X			

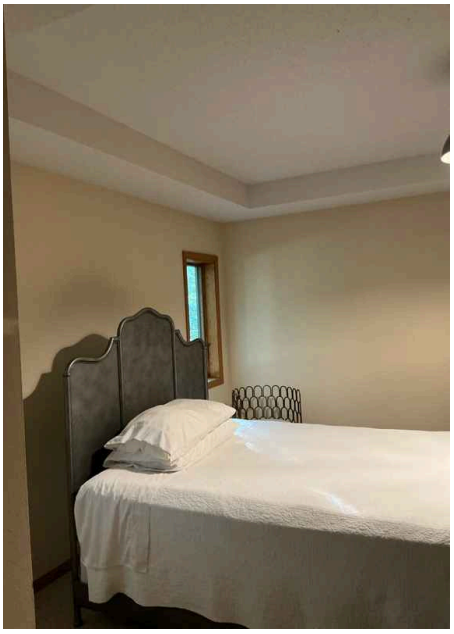
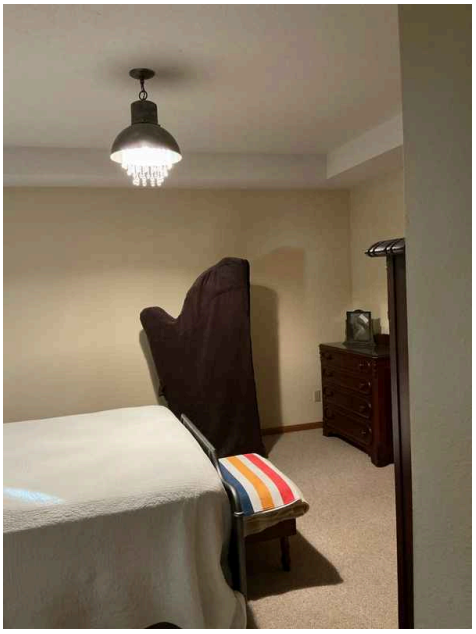
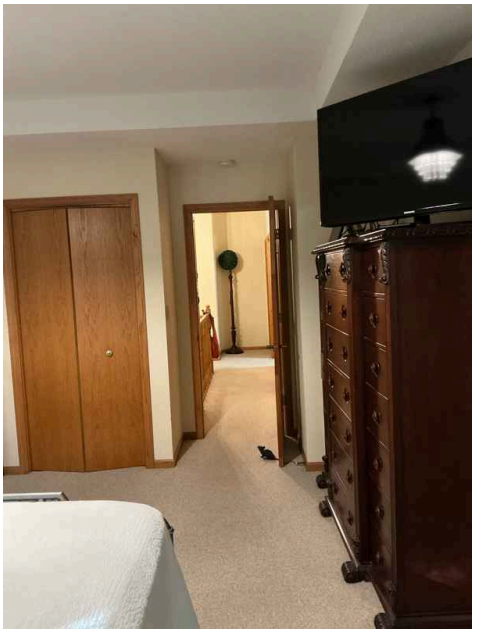
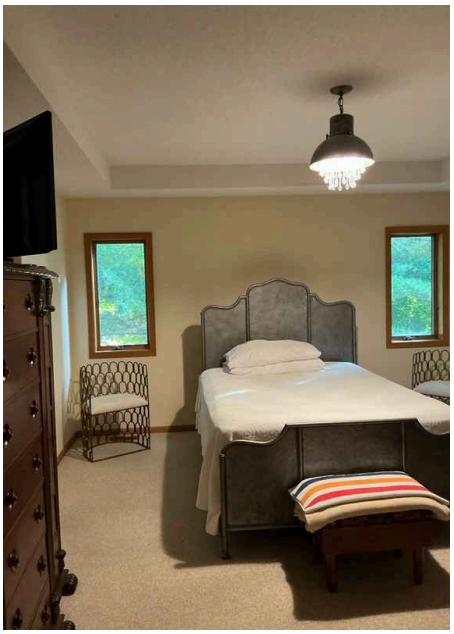
IN/S = Inspected / Satisfactory NI = Not Inspected NP = Not Present O = Observations

Information

Electrical: **Electrical**

Switches, Receptacles, Smoke Detector Present, Heat Source Present, Cooling Source Present

General: **General**

12: BEDROOM 2

		IN/S	NI	NP	O
12.1	General	X			
12.2	Electrical	X			

IN/S = Inspected / Satisfactory NI = Not Inspected NP = Not Present O = Observations

Information

Electrical: Electrical

Switches, Receptacles, Smoke Detector Present, Heat Source Present, Cooling Source Present

General: General





13: BEDROOM 3

		IN/S	NI	NP	O
13.1	General	X			
13.2	Electrical	X			

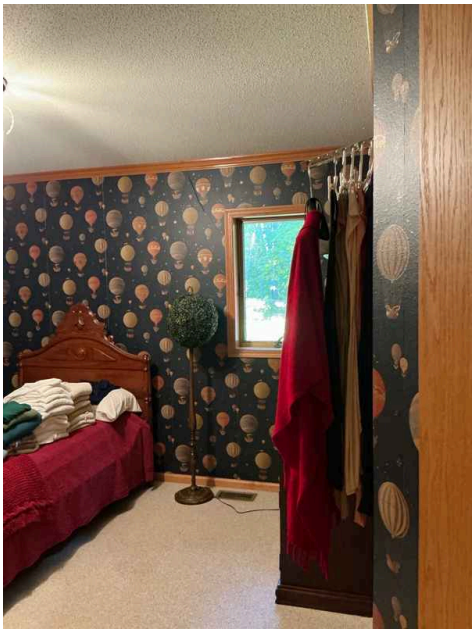
IN/S = Inspected / Satisfactory NI = Not Inspected NP = Not Present O = Observations

Information

Electrical: Electrical

Switches, Receptacles, Smoke Detector Present, Heat Source Present, Cooling Source Present

General: General


14: BEDROOM 4

		IN/S	NI	NP	O
14.1	General	X			
14.2	Electrical	X			

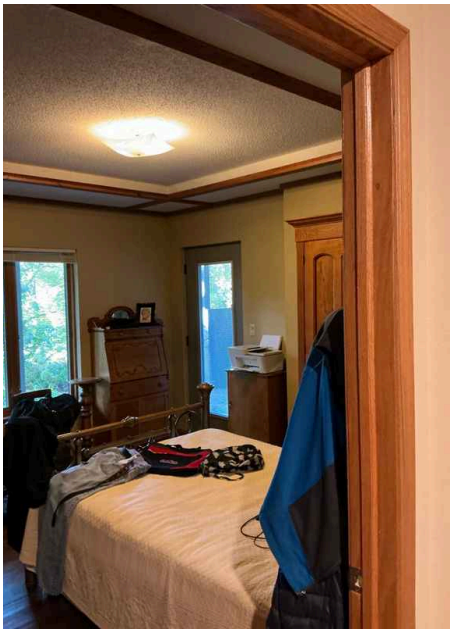
IN/S = Inspected / Satisfactory NI = Not Inspected NP = Not Present O = Observations

Information

Electrical: Electrical

Switches, Receptacles, Smoke Detector Present, Heat Source Present, Cooling Source Present

General: General





Limitations

General

PERSONAL BELONGINGS

Visibility was limited to personal belongings and furniture.

15: BEDROOM 5

		IN/S	NI	NP	O
15.1	General	X			
15.2	Electrical	X			

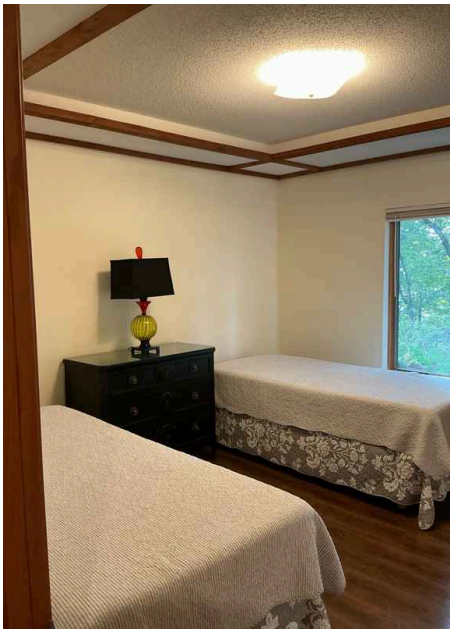
IN/S = Inspected / Satisfactory NI = Not Inspected NP = Not Present O = Observations

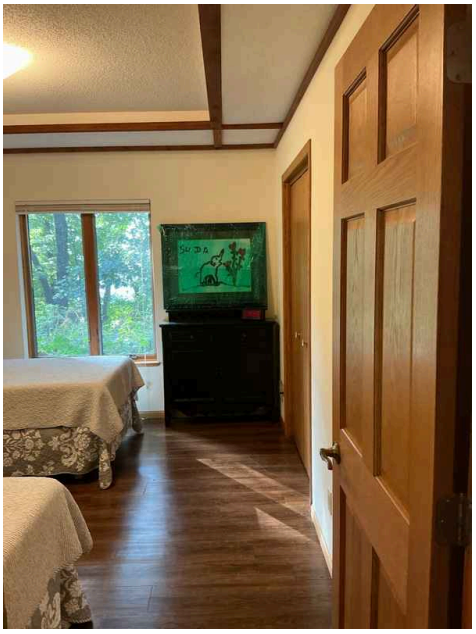
Information

Electrical: Electrical

Switches, Receptacles, Smoke Detector Present, Heat Source Present, Cooling Source Present

General: General





16: BATHROOM

		IN/S	NI	NP	O
16.1	General	X			
16.2	Plumbing & Fixtures	X			
16.3	Electrical & Other	X			

IN/S = Inspected / Satisfactory NI = Not Inspected NP = Not Present O = Observations

Information

Plumbing & Fixtures: Shower/Tub Material
None

Plumbing & Fixtures: Whirlpool
No

Electrical & Other: Receptacles
Operable, GFCI Operable

Electrical & Other: Other
Exhaust Fan Operable, Heat Source Not Present, Exhaust Fan Present, Cooling Source Not Present

General: General









17: BATHROOM 2

		IN/S	NI	NP	O
17.1	General	X			
17.2	Plumbing & Fixtures	X			
17.3	Electrical & Other	X			

IN/S = Inspected / Satisfactory NI = Not Inspected NP = Not Present O = Observations

Information

Plumbing & Fixtures: Shower/Tub Material
Unknown

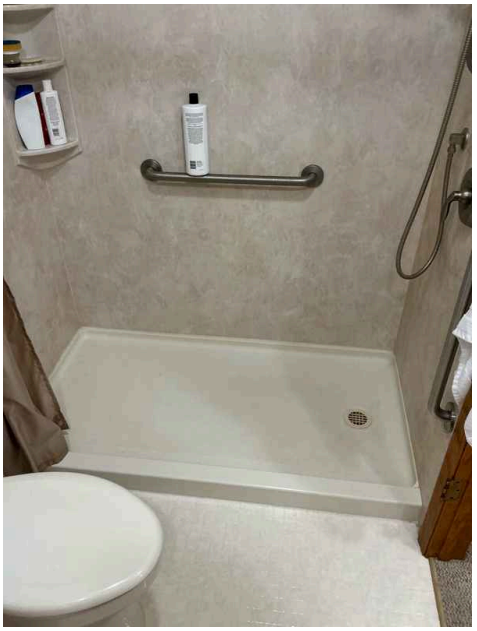
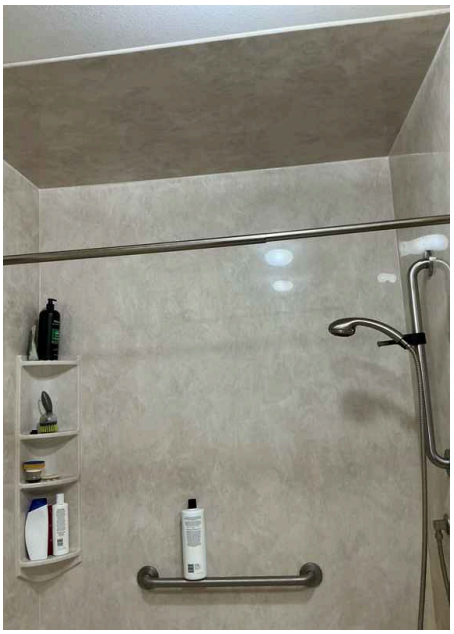
Plumbing & Fixtures: Whirlpool
No

Electrical & Other: Receptacles
Operable, Recommend GFCI

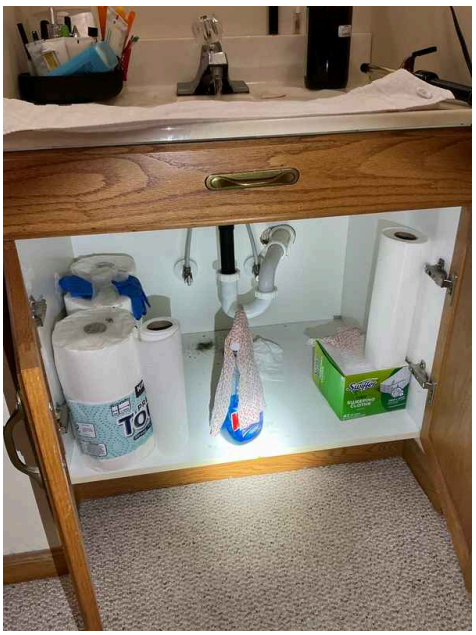
Electrical & Other: Other
Heat Source Present, Exhaust Fan Operable, Exhaust Fan Present, Cooling Source Present

General: General





18: BATHROOM 3

		IN/S	NI	NP	O
18.1	General	X			
18.2	Plumbing & Fixtures	X			
18.3	Electrical & Other	X			X

IN/S = Inspected / Satisfactory NI = Not Inspected NP = Not Present O = Observations

Information

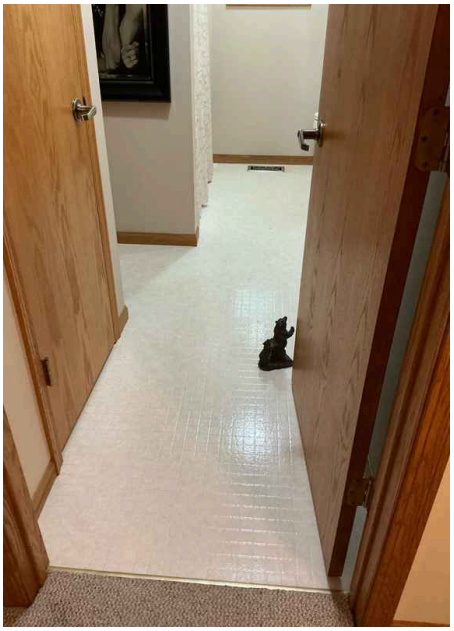
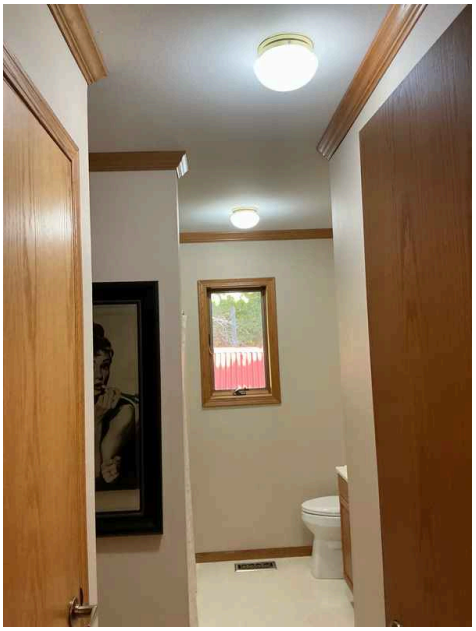
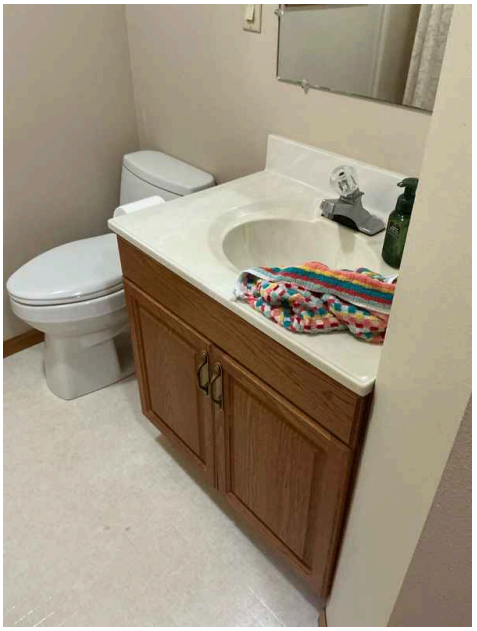
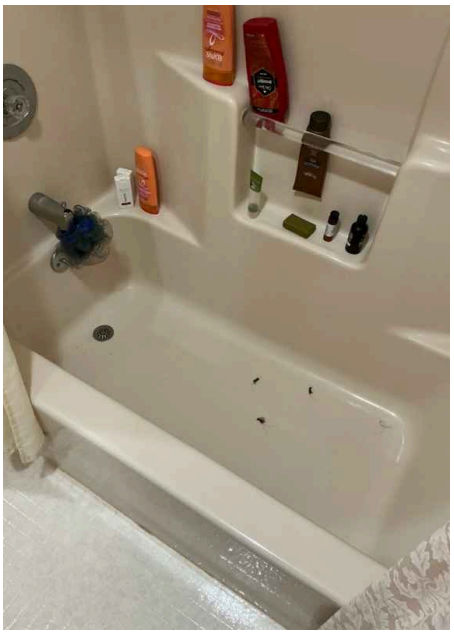
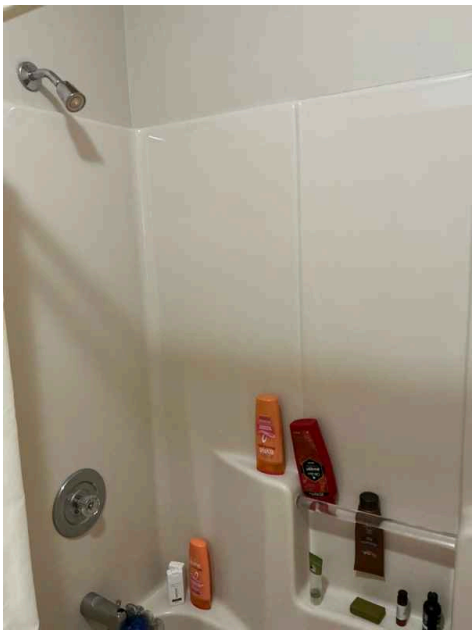
Plumbing & Fixtures: Shower/Tub Material
Fiberglass/Arcrylic/Plastic

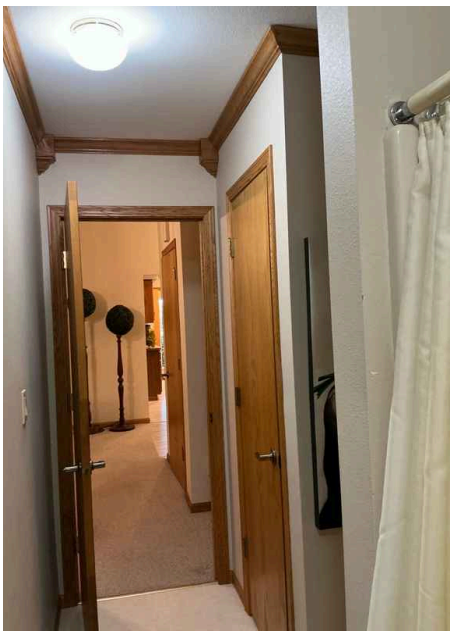
Plumbing & Fixtures: Whirlpool
No

Electrical & Other: Receptacles
Operable, GFCI Not Operable

Electrical & Other: Other
Heat Source Present, Exhaust Fan Operable, Exhaust Fan Present, Cooling Source Present

General: General



Observations

18.3.1 Electrical & Other

Recommendation / Improvement

GFCI NOT OPERABLE

GFCI Receptacle was not responding to the test/reset button when pressed. Recommend qualified professional review and repair as necessary.



19: BATHROOM 4

		IN/S	NI	NP	O
19.1	General	X			
19.2	Plumbing & Fixtures	X			
19.3	Electrical & Other	X			

IN/S = Inspected / Satisfactory NI = Not Inspected NP = Not Present O = Observations

Information

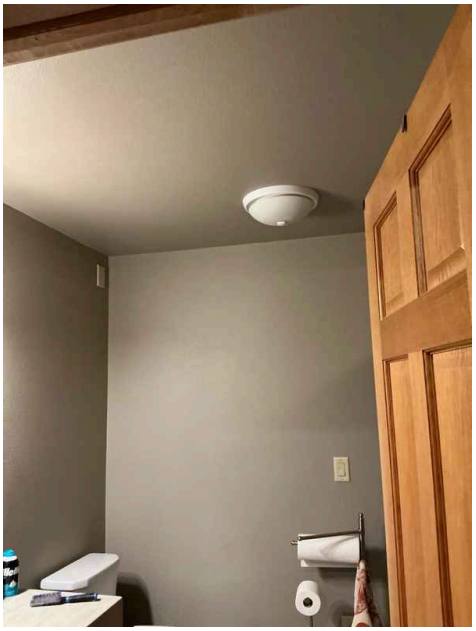
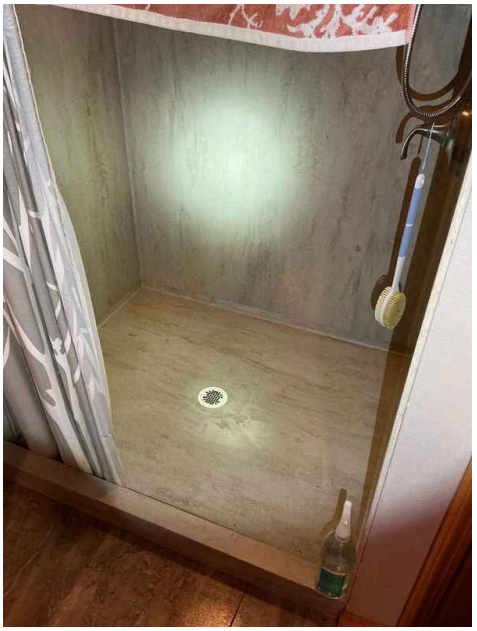
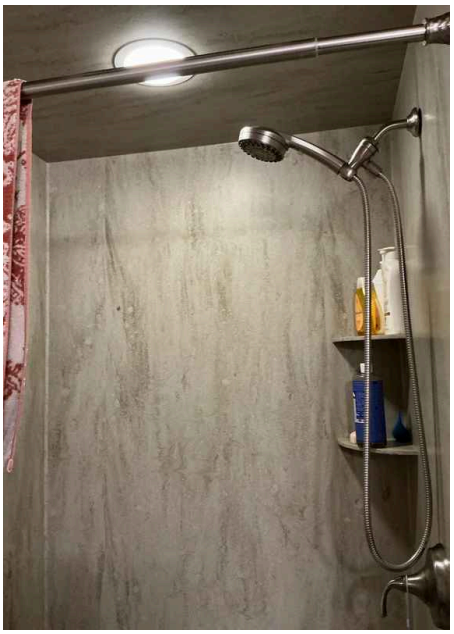
Plumbing & Fixtures: Shower/Tub Material
Unknown

Plumbing & Fixtures: Whirlpool
No

Electrical & Other: Receptacles
Operable, GFCI Operable

Electrical & Other: Other
Exhaust Fan Operable, Heat Source Not Present, Exhaust Fan Present, Cooling Source Not Present

General: General



20: LIVING ROOM

		IN/S	NI	NP	O
20.1	General	X			
20.2	Electrical	X			

IN/S = Inspected / Satisfactory NI = Not Inspected NP = Not Present O = Observations

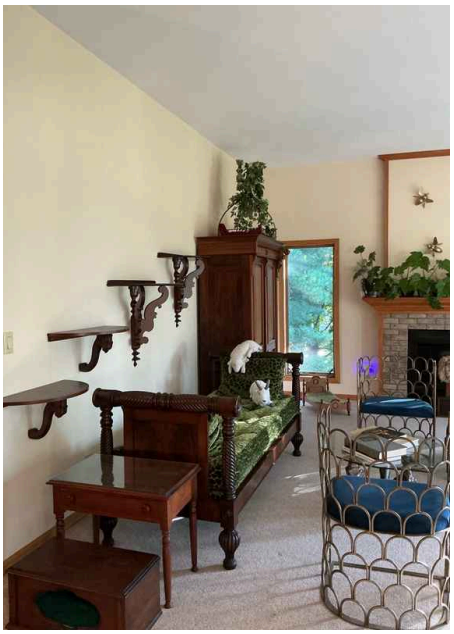
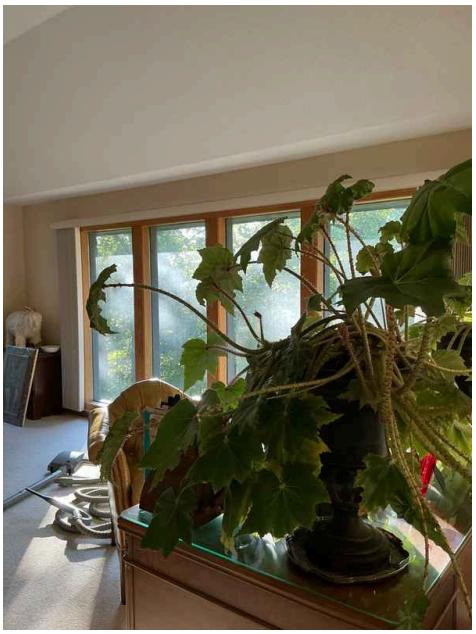
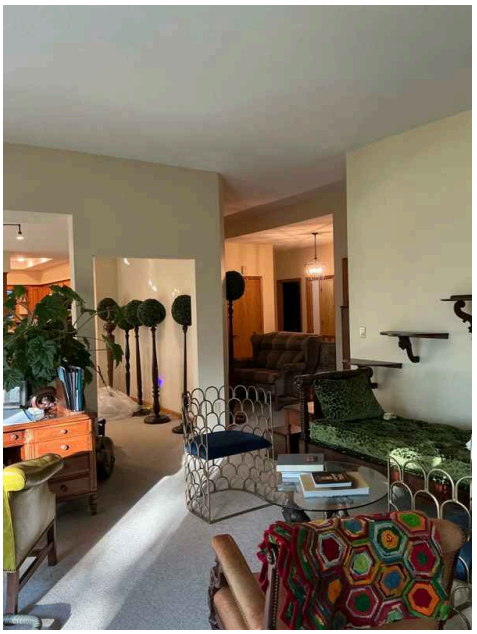
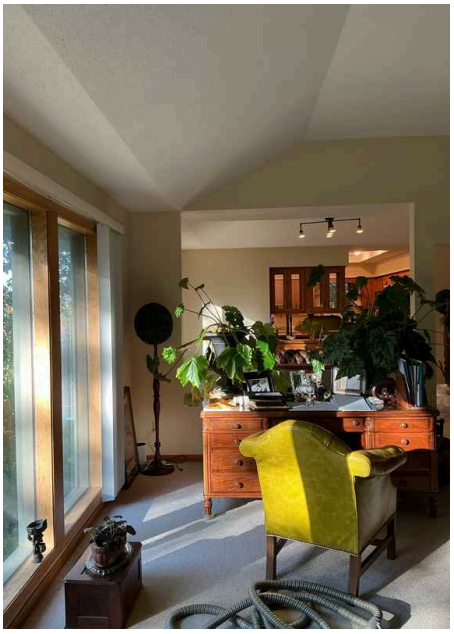
Information

Electrical: **Electrical**

Switches, Receptacles

General: General



21: LIVING ROOM 2

		IN/S	NI	NP	O
21.1	General	X			
21.2	Electrical	X			

IN/S = Inspected / Satisfactory NI = Not Inspected NP = Not Present O = Observations

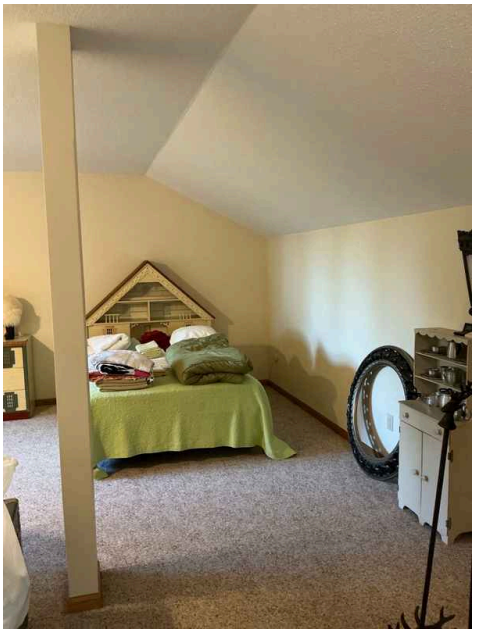
Information

Electrical: Electrical

Switches, Receptacles, Ceiling Fan,
Smoke Detector Present

General: General







22: DINING ROOM

		IN/S	NI	NP	O
22.1	General	X			
22.2	Electrical	X			

IN/S = Inspected / Satisfactory NI = Not Inspected NP = Not Present O = Observations

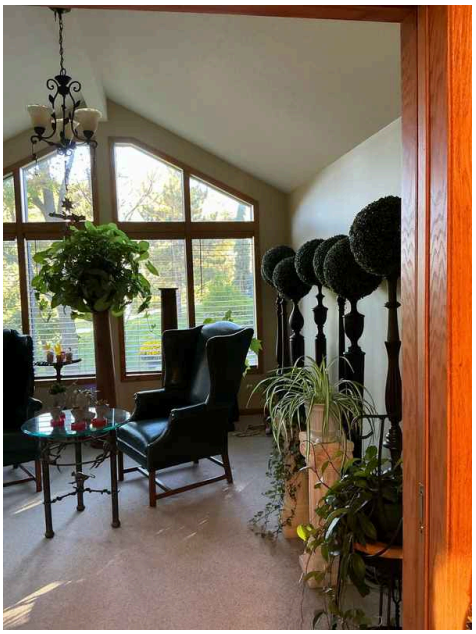
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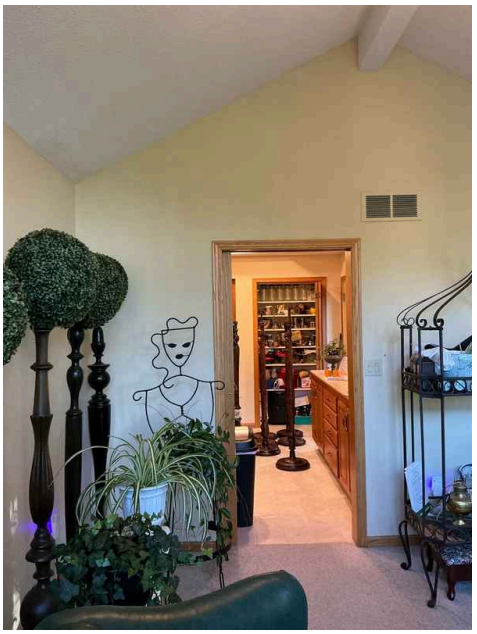
Electrical: **Electrical**

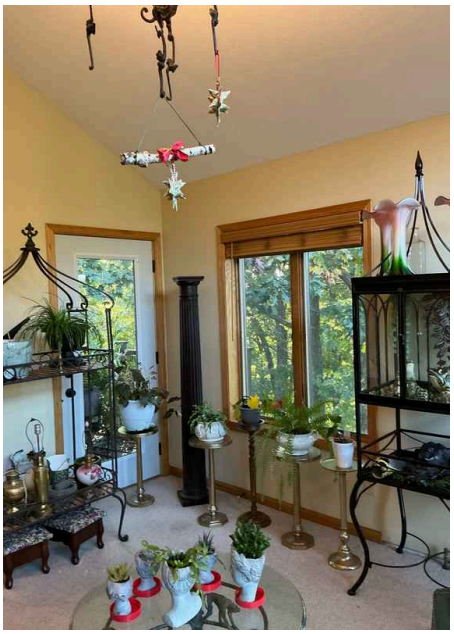
Switches, Receptacles

General: **General**









23: KITCHEN

		IN/S	NI	NP	O
23.1	General	X			
23.2	Plumbing & Fixtures	X			
23.3	Electrical & Other	X			X
23.4	Dishwasher	X			
23.5	Refrigerator	X			X
23.6	Range/Oven/Cooktop	X			X
23.7	Garbage Disposal	X			
23.8	Built-in Microwave			X	

IN/S = Inspected / Satisfactory NI = Not Inspected NP = Not Present O = Observations

Information

Plumbing & Fixtures: Plumbing
Drainage Satisfactory, Flow Satisfactory

Electrical & Other: Receptacles
Operable, GFCI Operable

Electrical & Other: Other
Heat Source Present, Cooling Source Present

Dishwasher: Brand
LG

Dishwasher: Dishwasher Plumbing
Drain Line Not Looped

Refrigerator: Brand
Kenmore

Range/Oven/Cooktop: Range/Oven Energy Source
Electric, Gas

Range/Oven/Cooktop: Range/Oven Brand
GE

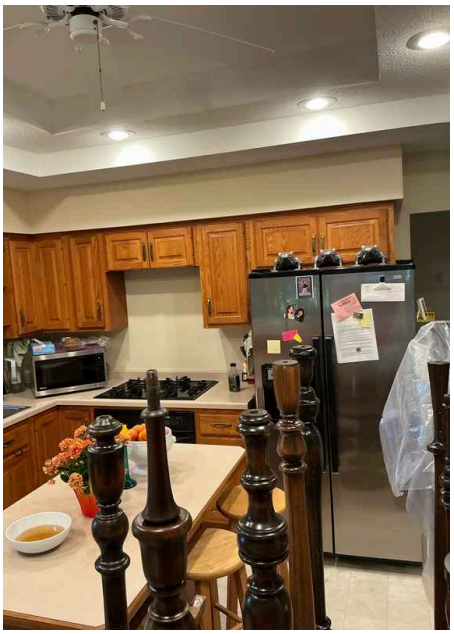
Range/Oven/Cooktop: Exhaust Hood Type
Unable To Confirm

Garbage Disposal: Present

Built-in Microwave: Brand
None

General: General




Observations

23.3.1 Electrical & Other

Recommendation / Improvement

GFCI NOT OPERABLE

GFCI Receptacle was not responding to the test/reset button when pressed. Recommend qualified professional review and repair as necessary.

23.5.1 Refrigerator

Maintenance / Comment

ICE MAKER & WATER - NOT TESTED

Ice maker and water were not on and not tested. Recommend confirming operation of units prior to closing.



23.6.1 Range/Oven/Cooktop

Recommendation / Improvement

EXHAUST FAN INOPERABLE

Exhaust fan was inoperable. Recommend repair.



24: LAUNDRY ROOM

		IN/S	NI	NP	O
24.1	General	X			X
24.2	Plumbing & Fixtures	X			
24.3	Electrical & Other	X			
24.4	Washer/Dryer	X			

IN/S = Inspected / Satisfactory NI = Not Inspected NP = Not Present O = Observations

Information

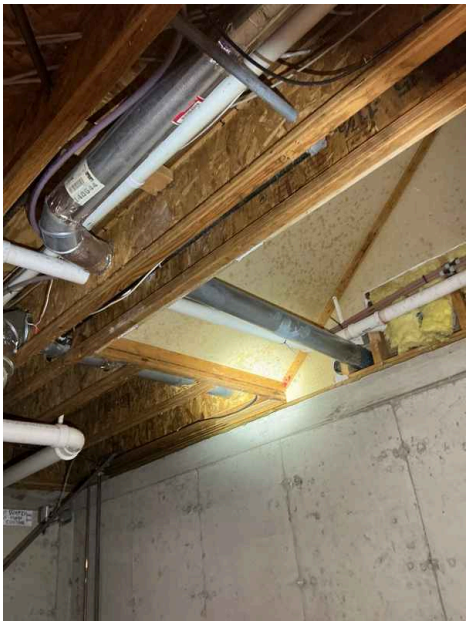
Plumbing & Fixtures: Laundry Sink
Drainage Satisfactory, Flow Satisfactory

Electrical & Other: Receptacles
Operable, GFCI Operable

Electrical & Other: Other
Heat Source Not Visible

Washer/Dryer: Dryer Power Source
Not Visible

Washer/Dryer: Dryer Vent
Metal

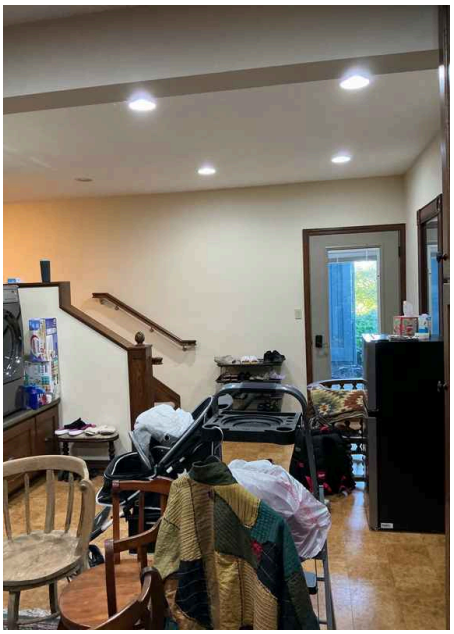
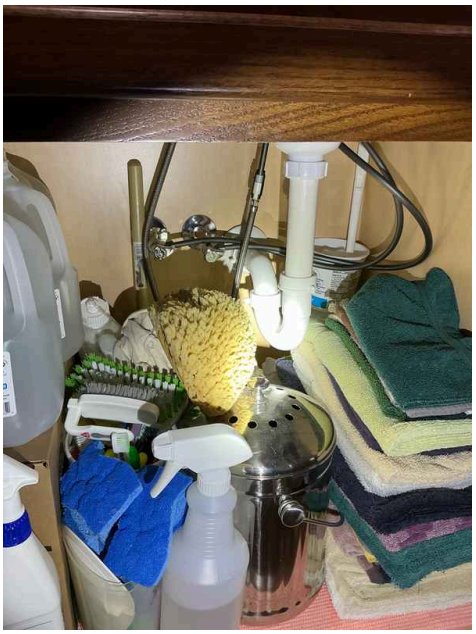


Washer/Dryer: Dryer Brand
Kenmore

Washer/Dryer: Washer Brand
Kenmore

General: General



Limitations

General

PERSONAL BELONGINGS

Visibility was limited due to personal belongings and furniture.

25: GARAGE

		IN/S	NI	NP	O
25.1	General	X			
25.2	Roofing	X			
25.3	Roof Drainage Systems	X			
25.4	Siding, Flashing & Trim	X			
25.5	Eaves, Soffits & Fascia	X			
25.6	Floor	X			
25.7	Fire Separation Walls & Ceiling	X			
25.8	Electrical & Other	X			
25.9	Service Door			X	
25.10	Garage Overhead Door	X			
25.11	Garage Door Opener	X			
25.12	Occupant Door (From garage to inside of home)	X			

IN/S = Inspected / Satisfactory NI = Not Inspected NP = Not Present O = Observations

Information

General: Type
Attached

Roofing: Material
Asphalt

Roofing: Layers
1+ Layer



Roofing: Pitch
Medium

Roof Drainage Systems: Gutter Material
Metal/Aluminum

Siding, Flashing & Trim: Siding Material
Stone, Wood

Siding, Flashing & Trim: Trim Material
Wood

Eaves, Soffits & Fascia: Material
Steel/Metal/Aluminum

Floor: Source Of Ignition
None

Fire Separation Walls & Ceiling: General

Electrical & Other: Receptacles
Operable, GFCI Operable

Electrical & Other: Other
None

Service Door: N/A

Garage Overhead Door: Material
Steel/Metal/Aluminum

Garage Door Opener: General

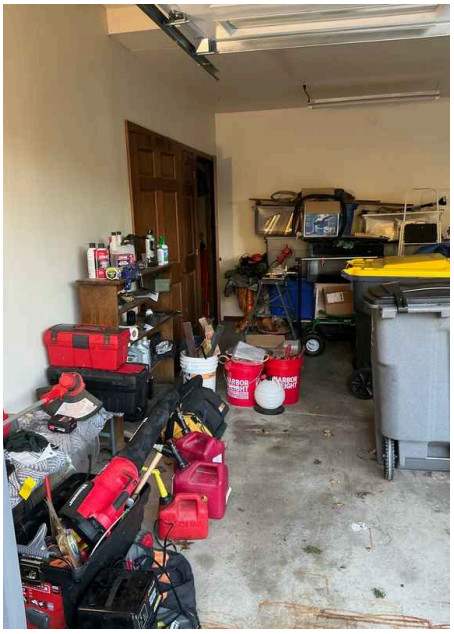
Occupant Door (From garage to inside of home): General

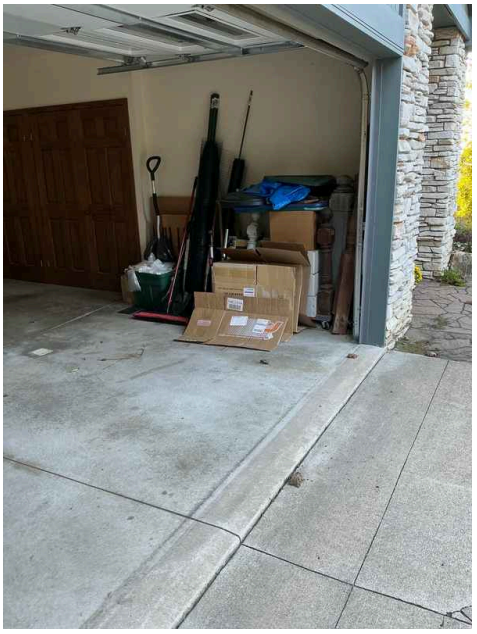
Roof Drainage Systems: Underground Drainage

Gutters drained underground. Recommend to monitor condition of drainage to ensure water discharges to exterior/daylight.

Floor: Flooring Material

Concrete





Floor: Cracking/Wear & Tear

Cracking and pitting at garage floor indicates deterioration of materials due to age and wear and tear. Recommend to monitor and repair/replace as needed.

Limitations

Floor

NOT VISIBLE

Majority of garage floor was not visible due to belongings